

## APPENDIX - MAIN MODIFICATIONS

The changes below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the change in words in *italics*.

The page numbers and paragraph numbering below refer to the submission Local Plan, and do not take account of the deletion or addition of text.

Ref.	Page	Policy/ Paragraph	Main modification
MM1	24-25	S1	<p><i>Amend 4<sup>th</sup> 5<sup>th</sup> and 13<sup>th</sup> bullet point. Add new 14<sup>th</sup> bullet point and amend last 2 paragraphs as follows</i></p> <ul style="list-style-type: none"> <li>• Taking account of the distinct Peak District character, <u>landscape, townscape, roles and setting of different areas and settlements in the High Peak;</u></li> <li>• Protecting and enhancing the natural and historic environment of the High Peak and its surrounding areas <u>including the Peak District National Park ;</u></li> <li>• Seeking to secure high quality, locally distinctive <u>and inclusive</u> design in all development <del>and a high standard of amenity for all existing and future occupants of land and buildings, ensuring communities have a healthy, safe and attractive living and working environment that can be accessed and used by everyone including disabled people and the risks from potential hazards are minimised</del></li> <li>• <u>Seeking to secure developments provide a high standard of amenity for all existing and future occupants of land and buildings, ensuring communities have a healthy, safe and attractive living and working environment and the risks from potential hazards are minimised</u></li> </ul> <p>In all cases development should not conflict with the <del>local planning</del> <u>relevant</u> policies <u>in this Local Plan</u>, particularly the <del>environmental</del> policies. Development should be designed to be sustainable; seek to enhance the environment; have regard to both its direct and indirect cumulative impact over the longer term; and should provide any necessary mitigating or compensatory measures to address harmful implications.</p> <p>New development should make <u>effective use of</u> <del>the best use of previously developed</del> land and buildings and <u>be located</u> in sustainable locations in line with the <u>Settlement Hierarchy in pPolicy S2.</u> <del>follow a sequential approach to the sustainable location of development</del></p>
MM2	28	4.19	<p><i>Amend paragraph as follows:</i></p> <p><u>High Peak Borough Council has a duty to have regard to the purposes of the National Park in terms of conserving and enhancing the natural beauty, wildlife and cultural heritage of the national park. This needs to be</u></p>

Ref.	Page	Policy/ Paragraph	Main modification
			reflected across all aspects of the Local Plan. The need to protect the Peak District National Park is a strategic issue which is also recognised by neighbouring authorities.
MM3	34	Para 4.48	<p><i>Amend paragraph as follows:</i></p> <p><b>Strategic Housing Development</b></p> <p>4.48 The 2014 Strategic Housing Market Assessment (SHMA) considered a range of alternative scenarios for establishing the Borough's objectively assessed need (OAN) and has recommended an OAN range of between 420 and 470. <u>The 2015 High Peak Housing Needs Study 2012-based SNHP Update was prepared to take account of the 2012-based household projections and recommended a new range of 310-350 new dwellings per year over the plan period. This is equivalent to 8,400 to 9,400 6200 to 7000 dwellings over the plan period. Taking into account the need for affordable housing and the aim of promoting economic growth within the Plan area the housing requirement is 350 dwellings per year.</u></p>
MM4	35	Para 4.53	<p><i>Amend paragraph as follows:</i></p> <p>4.53 Using this evidence the Council has explored and assessed all available suitable sites within the plan area and has made provision within the Local Plan for the maximum number of sites which it considers can be accommodated. This evidence has been used to establish <u>a an alternative housing target that there is sufficient land for of 360 350 dwellings per annum, which can be delivered and reflects the identified infrastructure and environmental constraints. A Sustainability Appraisal Addendum (SA) has also been undertaken of reasonable alternatives from the SHMA for a housing target and the findings of this SA have helped to inform the selection of 360pa 350 as the preferred option housing requirement.</u> The SA has assessed the anticipated consequences, in social, economic and environmental terms, of alternative levels of housing provision and concludes that alternatives above <del>360</del> <u>350</u> dwellings per annum would have more significant consequences for the Borough and adjoining areas.</p>
MM5	36	Para 4.54	<p><i>Amend paragraphs as follows:</i></p> <p>4.54 A target of <del>360</del> <u>350</u> dwellings per annum would generate a need for <del>7,200</del> <u>7000</u> new dwellings over the plan period. Table 2 below shows the net requirement to be identified in the plan on new sites after taking account of past completions, current commitments, shortfall since 2006 and the Peak District National Park contribution.</p>

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MM6	36	Table 2	<p><i>Amend table as follows:</i></p> <p>Table 2 Net housing Requirement</p> <table border="1"> <thead> <tr> <th colspan="2">Net Housing Requirement</th> </tr> </thead> <tbody> <tr> <td><b>Housing Target (2011 - 2031)</b></td> <td><b><del>7,200</del> 7000 dwellings</b></td> </tr> <tr> <td>Completions (2011 - 2013<del>4</del>)</td> <td><del>-309</del> -445 dwellings</td> </tr> <tr> <td>Commitments (as at <del>March</del> <u>December</u> 2014) comprises of sites with planning permission, under construction and other deliverable sites</td> <td><del>-2,022</del> - <u>2976</u> dwellings</td> </tr> <tr> <td>Peak District National Park contribution (2011 - 2031)</td> <td>- 110 dwellings</td> </tr> <tr> <td>Shortfall in housing provision since 2006</td> <td>+ 80 dwellings</td> </tr> <tr> <td><b>Net housing requirement</b></td> <td><b><del>4,839</del> 3549 dwellings</b></td> </tr> </tbody> </table>	Net Housing Requirement		<b>Housing Target (2011 - 2031)</b>	<b><del>7,200</del> 7000 dwellings</b>	Completions (2011 - 2013 <del>4</del> )	<del>-309</del> -445 dwellings	Commitments (as at <del>March</del> <u>December</u> 2014) comprises of sites with planning permission, under construction and other deliverable sites	<del>-2,022</del> - <u>2976</u> dwellings	Peak District National Park contribution (2011 - 2031)	- 110 dwellings	Shortfall in housing provision since 2006	+ 80 dwellings	<b>Net housing requirement</b>	<b><del>4,839</del> 3549 dwellings</b>
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MM7	36	Par 4.55	<p><i>Amend paragraph as follows:</i></p> <p>4.55 The housing target of <del>360</del> <u>350</u> dwellings per annum exceeds the past average rate of housing delivery and therefore is boosting housing growth in accordance with the NPPF and will help meet the considerable unmet affordable housing need of the Borough. It will also meet the economic growth forecasts evidenced in the Employment Land Review Update <u>and create additional jobs.</u></p>														
MM8	36	Par 4.56	<p><i>Amend paragraph as follows:</i></p> <p>4.56 <del>However, the fact that the Local Plan's housing target does not match the objectively assessed full housing requirement means that there is a</del> <u>The NPPF requires a 'duty to cooperate'</u> with the Borough's neighbouring local authorities. High Peak's strategic housing market and travel to work area extends primarily westwards incorporating Cheshire East, Tameside and Stockport and, to a lesser extent, eastwards incorporating parts of Derbyshire Dales and Sheffield. Many of these areas also face similar challenges in meeting housing requirements. In accordance with government guidance, the Council has been engaging constructively, actively and on an ongoing basis with these neighbouring authorities, <del>with regard to addressing any shortfall to ensure the full objectively assessed needs of High Peak can be met (see para. 4.75 below for further information).</del></p>														

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MM9	37	Para 4.61	<p><i>Amend paragraph as follows:</i></p> <p><b>Neighbourhood Plans</b></p> <p>4.61 Neighbourhood Plans are required to be in conformity with the Local Plan and will be expected to make a contribution towards meeting the needs of High Peak. <del>Currently a Neighbourhood Plan is being prepared for Chapel Parish in the Central Area. The Chapel-en-le-Frith Neighbourhood Plan was "made" in August 2015. The Consultation version of the Chapel Neighbourhood Plan allocates land for 42 new homes (Policy H1). In addition there were commitments on a further 813 926 dwellings as at February 2013 December 2014.</del> It is proposed therefore to set a requirement for the Chapel Neighbourhood Plan to deliver 850 dwellings over the plan period (2011 - 2031). This is a minimum requirement which allows for further growth to help meet the needs of the Borough.</p>
MM10	38	Para 4.64-4.67	<p><i>Delete paragraphs 4.64-4.67</i></p> <p><b>Cross-boundary Housing Provision</b></p> <p><del>4.64 Through the Duty to Cooperate, the authority is exploring with neighbouring authorities which fall within the same Housing Market Area the extent to which such authorities could assist in meeting the full objectively assessed housing need of High Peak. The outcome of those discussions is that Cheshire East is in a position to be able make some provision to assist in meeting the needs of High Peak during the plan period.</del></p> <p><del>4.65 The authority has strong migration and commuting linkages with High Peak and a desire to mitigate the impact of housing in High Peak on their areas and the Peak District National Park. East Cheshire Council also recognises that previous housing restraint policies have probably directed some residential development to High Peak. Associated with this are transport movements in the A6 corridor, which are causing severe traffic congestion that is likely to be further exacerbated by additional development in High Peak.</del></p> <p><del>4.66 In view of these synergies between High Peak and Cheshire East, it is considered appropriate to provide for part of High Peak's housing requirement to be met in Cheshire East. The Cheshire East Local Plan Strategy which has recently been approved for publication and submission does therefore make provision in policy PG1 for up to 500 homes to assist in meeting the housing needs of High Peak during 2020 - 2030.</del></p> <p><del>4.67 A Memorandum of Understanding with Cheshire East Council will set out the number of dwellings to be</del></p>

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			delivered within their respective boundaries and the phasing for their delivery.																																																
MM11	38-40	S3	<p><i>Amend 1<sup>st</sup> para, 2<sup>nd</sup> para, table 3, table 4 of Policy S3.</i></p> <p>Provision will be made for at least <del>7,200</del> <u>7,000</u> dwellings over the period 2011-2031 at an overall average annual development rate of <del>360</del> <u>350</u> dwellings.</p> <p>In order to meet this requirement sufficient land will be identified to accommodate up to <del>4,839</del> <u>3,549</u> additional dwellings on new sites. This will be distributed across the Borough broadly as follows:</p> <p>Table 3</p> <table border="1"> <thead> <tr> <th>Sub-Area</th> <th>% of Borough Total</th> <th>No. of Dwellings on new sites</th> </tr> </thead> <tbody> <tr> <td>Glossopdale</td> <td>27-35%</td> <td><del>1,307</del> <del>1,694</del> <u>958</u> - <u>1,242</u></td> </tr> <tr> <td>Central</td> <td>30-33%</td> <td><del>1,452</del> <del>1,597</del> <u>1,065</u> - <u>1,171</u></td> </tr> <tr> <td>Buxton</td> <td>32-43%</td> <td><del>1,548</del> <del>2,081</del> <u>1,136</u> - <u>1,526</u></td> </tr> </tbody> </table> <p>Table 4</p> <table border="1"> <thead> <tr> <th colspan="3">How the Requirement will be met on new sites</th> </tr> <tr> <th>Sub-area</th> <th colspan="2">Number of Dwellings on new sites</th> </tr> </thead> <tbody> <tr> <td><b>Glossopdale</b></td> <td colspan="2"></td> </tr> <tr> <td>- Glossop Small Sites</td> <td colspan="2">250</td> </tr> <tr> <td>- Villages Small Sites</td> <td colspan="2">150</td> </tr> <tr> <td>- Allocations</td> <td><del>907</del> <del>1,294</del></td> <td><u>558</u> - <u>842</u></td> </tr> <tr> <td><b>TOTAL PROVISION</b></td> <td><b>TARGET</b></td> <td><del><b>1,307</b></del> <del><b>1,694</b></del> <b><u>958</u></b> - <b><u>1,242</u></b></td> </tr> <tr> <td><b>Central Area</b></td> <td colspan="2"></td> </tr> <tr> <td>- Chapel Neighbourhood Plan Small Sites</td> <td colspan="2">100</td> </tr> <tr> <td>- New Mills Small Sites</td> <td colspan="2">100</td> </tr> <tr> <td>- Whaley Bridge Small Sites</td> <td colspan="2">100</td> </tr> <tr> <td>- Villages Small Sites</td> <td colspan="2">100</td> </tr> </tbody> </table>	Sub-Area	% of Borough Total	No. of Dwellings on new sites	Glossopdale	27-35%	<del>1,307</del> <del>1,694</del> <u>958</u> - <u>1,242</u>	Central	30-33%	<del>1,452</del> <del>1,597</del> <u>1,065</u> - <u>1,171</u>	Buxton	32-43%	<del>1,548</del> <del>2,081</del> <u>1,136</u> - <u>1,526</u>	How the Requirement will be met on new sites			Sub-area	Number of Dwellings on new sites		<b>Glossopdale</b>			- Glossop Small Sites	250		- Villages Small Sites	150		- Allocations	<del>907</del> <del>1,294</del>	<u>558</u> - <u>842</u>	<b>TOTAL PROVISION</b>	<b>TARGET</b>	<del><b>1,307</b></del> <del><b>1,694</b></del> <b><u>958</u></b> - <b><u>1,242</u></b>	<b>Central Area</b>			- Chapel Neighbourhood Plan Small Sites	100		- New Mills Small Sites	100		- Whaley Bridge Small Sites	100		- Villages Small Sites	100	
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MM12	40	S3 Neighbourhood Plans	<p><i>Amend paragraph as follows:</i></p> <p>In order to assist in meeting the full objectively assessed housing need of the plan area Neighbourhood Plans should maximise opportunities for housing growth in sustainable locations and, where appropriate, make allocations in their plan to <u>provide at least the same amount of housing land as identified in the Local Plan for the relevant parish or Neighbourhood Area.</u></p>														
MM13	44	S4	<p><i>Delete final bullet point of S4 and replace with:</i></p> <p><del>Supporting the use of sustainably located agricultural or other rural buildings, including replacement buildings, for economic purposes.</del></p> <ul style="list-style-type: none"> <li>Supporting new agricultural development, farm</li> </ul>														

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			<u>diversification and other development related to the rural economy that accords with Policy EQ3 (Rural Development)</u>
MM14	50	S5 (1)	<i>Amend 1<sup>st</sup> bullet point as follows:</i> <ul style="list-style-type: none"> <li>Protecting and enhancing sites designated for environmental value, including Manor Park, Howard Park and Bankswood Park, public open spaces, <u>playing fields and outdoor sports facilities</u>, local and European wildlife sites, recreation areas and allotments</li> </ul>
MM15	50	S5 (1)	<i>Add following new bullet point:</i> <u>Ensuring that development protects and / or enhances landscape character and the setting of the Peak District National Park.</u>
MM16	51	S5 (2)	<i>Amend 4<sup>th</sup> bullet point as follows:</i> Ensuring that residential development avoids adverse impact on the integrity of the Peak District Moors (South Pennine Moors Phase 1) Special Protection Area, <u>South Pennine Moors Special Area of Conservation (SAC) and Dark Peak Site of Special Scientific Interest (SSSI).</u>
MM17	51	S5 (4)	<i>Amend 2<sup>nd</sup> bullet point as follows:</i> <ul style="list-style-type: none"> <li>Working with partner organisations and developers to <del>reduce</del> <u>address</u> congestion along the A57 and A628, to improve transport links to surrounding areas and to enable transport improvements and mitigation measures identified in the High Peak Transport Study and in the Trans-Pennine Feasibility Study (subject to further consideration). <u>Transport Assessments in support of developments in the Glossopdale area should be scoped with Highways England and the highways authority in order to determine whether the assessment should consider impacts on A57/A628 junction and to identify mitigation measures as appropriate.</u></li> </ul>
MM18	51	S5 (4)	<i>Add following additional bullet point:</i> <ul style="list-style-type: none"> <li><u>Supporting the provision of indoor and outdoor sports facilities having regard to the Councils Sport and Recreation Strategies.</u></li> </ul>
MM19	55	S6 (1)	<i>Amend 2<sup>nd</sup> bullet point as follows:</i> <ul style="list-style-type: none"> <li>Protecting and enhancing sites designated for environmental value, including Memorial Park, Whaley Bridge and High Lea Park, New Mills, public open spaces, <u>playing fields and outdoor sports facilities</u>, Local Nature Reserves, local and European wildlife sites, recreation areas and allotments</li> </ul>
MM20	55	S6 (1)	<i>Add following new bullet point:</i> <u>Ensuring that development protects and / or enhances landscape character and the setting of the Peak District National Park.</u>
MM21	55	S6 (2)	<i>Amend 4<sup>th</sup> bullet point as follows:</i> Ensuring that residential development avoids adverse impact on the integrity of the Peak District Moors (South Pennine Moors Phase 1) Special Protection Area, <u>the South Pennine Moors Special Area of Conservation (SAC)</u>

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			and the Dark Peak Site of Special Scientific Interest (SSSI) - a component part of this European site
MM22	56	S6 (4)	Add following additional bullet point: <ul style="list-style-type: none"> <li>Supporting the provision of indoor and outdoor sports facilities having regard to the Councils Sport and Recreation Strategies.</li> </ul>
MM23	56	S6 (4)	Amend 4 <sup>th</sup> bullet point to read as follows: Supporting improvements to the range and quality of town centre retail and services in Chapel-en-le-Frith, New Mills and Whaley Bridge. <u>Proposals for additional A1 convenience floorspace in a new A1 foodstore commensurate with the type and scale of identified needs for New Mills will be supported in order to address the lack of provision within the town. Out-of-centre proposals will be supported in accessible locations that are well connected to New Mills town centre by public transport. New Mills East will be the first priority for the location of a new store to support planned housing growth and existing communities.</u>
MM24	59	4.127	Add following additional sentence: <u>The mineral water sources in the Buxton area may present future economic opportunities for water bottling plants, including Rockhead Spring and Buxton Mineral Water.</u>
MM25	60	S7 (1)	Amend 3 <sup>rd</sup> bullet point as follows: <ul style="list-style-type: none"> <li>Protecting the quality and supply of natural mineral water. Development, including proposals for Sustainable Drainage Systems (SuDS) should have regard to the Buxton Mineral Water Catchment Area, and Nitrate Vulnerable and Groundwater Source Protection Zones in terms of their impact on water quality and quantity.</li> </ul>
MM26	60	S7 (1)	Amend 5 <sup>th</sup> bullet point as follows: Working with partner organisations through the River Wye Water Pollution Plan to protect water quality on the River Wye <u>SSSI which is a component of within the Peak District Dales Special Area of Conservation (SAC)</u>
MM27	60	S7 (1)	Amend 6 <sup>th</sup> bullet point as follows: Protecting and <del>improving</del> <u>enhancing</u> sites designated for their environmental value, including Ashwood Park, Pavilion Gardens, Buxton Country Park, Local Nature Reserves, local and European wildlife sites, public open spaces, recreation areas, <u>playing fields and outdoor sports facilities</u> and allotments. Developer contributions will be sought towards improvements where appropriate
MM28	61	S7 (1)	Add following new bullet point: <u>Ensuring that development protects and / or enhances landscape character and the setting of the Peak District National Park.</u>
MM29	61	S7 (2)	Amend 3 <sup>rd</sup> bullet point as follows: Ensuring that residential development avoids adverse impact on the integrity of the Peak District Moors (South Pennine Moors Phase 1) Special Protection Area <u>and the Peak District Dales Special Area of Conservation</u>



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MM30	62	S7 (2)	<p>Add following additional bullet point:</p> <ul style="list-style-type: none"> <li>Supporting the provision of indoor and outdoor sports facilities having regard to the Councils Sport and Recreation Strategies.</li> </ul>
MM31	62	S7 (4)	<p>Amend 2nd bullet point as follows: Working with partner organisations to enable improvements to school capacity in Buxton. In particular, land in public ownership will be safeguarded off Green Lane, Buxton to accommodate the re-location of outdoor sports pitches from the existing Buxton Community School site. This will enable the development of additional capacity on the school site. Any scheme should include a detailed landscape and nature conservation strategy together with an ecological survey.</p>
MM32	64	5.10	<p>Amend as follows: The Peak Sub-Region Climate Change Study suggested that an alternative approach to using targets for renewable energy consumption or CO<sub>2</sub> reductions was the development of a policy based upon achieving set levels in the Code for Sustainable Homes (CSH) for new domestic development or BREEAM (Building Research Establishment Environmental Assessment Method) for new non-domestic development, where standards exist for a particular building type. However it is recognised that such a policy approach for climate change, whilst having the benefit of drawing in wider environmental issues, will involve higher development costs –especially at CSH Level 3 and above. The Government has since withdrawn the Code.</p>
MM33	65	5.12	<p>Amend as follows: Taking these factors into account, the Council's preferred approach is to help protect and promote Peak District character through working with developers to bring forward energy efficient development including, where relevant, to a specified levels of Code for Sustainable Homes or BREEAM. A significant advantage of using the Code and BREEAM is that they involve independent assessment and accreditation, overseen by the UK Accreditation Service. This means that the Council does not need to employ expert staff to assess a development's credentials, but is able to rely on a trained and licensed independent assessor. At the same time, developers and local communities can have confidence that a development is fairly assessed against objective criteria.</p>
MM34	65	5.13 5.14 5.15 5.16 5.17	<p>Amend as follows: The Council is able to demonstrate that policy requirements will not have an unreasonable adverse impact on development viability, when considered alongside all other requirements. The draft "High Peak Local Plan Viability Test incorporating site viability and deliverability appraisal" confirms that for the allocated residential sites in Glossopdale, Central area and Buxton, at both Code for Sustainable Homes level 3 and 4, a development of market houses would be viable for each</p>

Ref.	Page	Policy/ Paragraph	Main modification
			<p><del>site.</del> has assessed nNew non-residential development has been assessed based on costs associated with achieving the BREEAM good standard. The evidence on economic viability shows that office and industrial forms of development are not currently viable. However it should be noted that the report makes clear that any viability issues in relation to employment uses arise not as a result of Planning Policy obligations, rather they are as a result of relatively low values for employment development at the present time. In addition, one of the important aims of schemes such as the Code for Sustainable Homes and BREEAM is to drive change in the supply chain and thereby to reduce costs. For example, CLG research (xiii) indicates that in the three years to August 2011 the extra costs of building to Code level 3 fell by approximately three quarters.</p> <p>The energy efficiency levels required by the Code are currently planned to be achieved by further tightening of the Building Regulations to 2016. Meeting these energy levels represents the most significant aspects of meeting the Code in construction terms. The Council is not proposing any acceleration of this element compared with what is likely to be required under the Building Regulations, so the additional cost burden of this policy is considered to be slight.</p> <p>However the Council recognises that viability testing is not yet available for Code levels 5 and 6 and that non residential development is likely to come forward not on a speculative basis but with demand for example from owner occupiers wishing to expand, or for business agglomeration reasons. On this basis, some additional flexibility is included in the Policy such that the Council will consider a case based on evidence of viability if an applicant can demonstrate that the requirement for a specific code or BREEAM level cannot be met. This will be considered by the Council on a case by case basis.</p>
MM35	65	5.18	<p><i>Amend as follows:</i> Taking all above factors into account the strategic approach is to work with developers to bring forward new residential development to a specified level of the CSH. In the event that the CSH is superseded, the Council will expect equivalent high standards of environmental performance to be met, details to be provided in an updated version of the current Residential Design Guide Supplementary Planning Document. The Council will subject any revised Design Guide to viability testing as appropriate.</p> <p><u>Non residential developments will be expected to achieve a good or above assessment using the BREEAM standards. Since the Government has withdrawn the Code for Sustainable Homes and replaced it with new optional technical housing standards, as appropriate, the</u></p>

Ref.	Page	Policy/ Paragraph	Main modification
			<u>Council will introduce Building Regulations optional requirements in relation to water in the Buxton Sub-Area, subject to a viability assessment. As discussed in relation to Policy S7 (Buxton Sub-Area Strategy), enhanced water efficiency standards are required in the Buxton Sub-Area in order to minimise the phosphate load into the River Wye from the Buxton Sewage Treatment Works. The River Wye forms part of the Peak District Dales Special Area of Conservation (SAC) where phosphate levels have been highlighted as a potential concern in the Habitat Regulations Assessment.</u>
MM36	66	5.20 5.21	<p><i>Amend as follows:</i></p> <p><del>A similar approach will be taken in relation to commercial development. Non residential developments will be expected to achieve a good or above assessment using the BREEAM standards.</del></p> <p>To ensure these requirements do not affect the viability of new developments, or they do not adversely affect the deliverability of other objectives of the Local Plan, <del>such as affordable housing,</del> they will only apply to residential development of five dwellings or more and for non domestic development over 1,000m<sup>2</sup>. Pre-assessment (<u>design stage</u>) certificates that set out the estimated performance of the development against the <del>CSH or</del> BREEAM will be required to be submitted. <del>for applications involving new residential or commercial development.</del></p>
MM37	66	EQ1	<p><i>Amend 2<sup>nd</sup> bullet point as follows:</i></p> <p><del>Ensuring that renewable energy installations do not have an adverse impact on the integrity of any European sites, (including by project-level HRA where appropriate), wildlife sites, protected species or habitats, or the landscape and landscape setting of the Peak District National Park. and that any wind turbine developments demonstrate that they will not have any adverse effect the integrity of any European sites, including project-level HRA where appropriate.</del></p>
MM38	66	EQ1	<p><i>Amend 6<sup>th</sup> bullet point as follows:</i></p> <p><del>Unless it can be demonstrated that it would not be technically feasible or financially viable, requiring new homes in residential developments of five ten dwellings or more and built before 2016 to achieve level 3 or 4 of the Code for Sustainable Homes as a minimum. and requiring those built during and after 2016 to achieve Code level 5 or 6. Should the Code for Sustainable Homes be superseded, environmental performance requirements based on any nationally described standards at the time of any application will be required.</del></p> <p><u>Applications for new build residential development in the Buxton Sub-Area should meet the optional national</u></p>

Ref.	Page	Policy/ Paragraph	Main modification
			<p><u>technical requirement for water efficiency of 110 litres per person per day to minimise the phosphate load to the River Wye via discharges from the Buxton Sewage Treatment Works, unless it can be demonstrated that doing so would adversely impact on a scheme's viability.</u></p>
MM39	75	5.43 and 5.44	<p><i>Amend paragraph 5.43 as follows:</i>  <del>The draft Local Plan Habitats Regulations Assessment (HRA) report, which is available as a supporting document, has identified the potential for adverse effects from development within on the integrity of the Peak District Moors (South Pennine Moors Phase 1) SPA, the South Pennine Moors SAC, and the Peak District Dales SAC from residential or tourist development within 1.6 km of their boundaries. Such adverse effects could be the result of increased emissions to air from expected traffic increases, presence of dogs, pet predation, fire setting, or disturbance of grazing animals used for site management. Policy EQ 4 therefore requires project level HRA for developments proposed within 1.6 km of a nature conservation site of international importance.</del></p> <p><i>Amend paragraph 5.44 as follows:</i>  <del>In addition, if a development proposal beyond 1.6 km from a European site is capable of affecting one or more of the European sites: South Pennine Moors Phase 2 SPA; Peak District Moors (South Pennine Moors Phase 1) SPA; Peak District Dales SAC and South Pennine Moors SAC, it will be considered on a case-by-case basis as to whether a project-specific Habitats Regulations Assessment (HRA) is required. This requirement is likely to vary, according to the size of development site, the "in-combination" effects and its distance from the SPA and or SAC. Advice on this should be sought from the Council and Natural England at the earliest opportunity. The Council's HRA Report includes guidance on the approach to be taken by the Council when assessing those planning applications that could have an Likely Significant Effect on a European site in view of the implications of the designated site's conservation objectives.</del></p>
MM40	73-74	EQ3	<p><i>Amend policy to</i>  <b>Policy EQ 3</b>  <del><b>Countryside and Green Belt Rural Development</b></del></p> <p><u>Outside the settlement boundaries and sites allocated for development as defined on the Policies Map, including the Green Belt, the Council will seek to ensure that new development in the open countryside and the Green Belt is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and economic development.</u></p>

Ref.	Page	Policy/ Paragraph	Main modification
			<p>This will be achieved by:</p> <ul style="list-style-type: none"> <li>• <del>Supporting the conversion and re-use of appropriately located buildings of a permanent and substantial construction without extensive alteration, rebuilding or extension for commercial use, unless it can be demonstrated that such a use would not be viable or suitable. In such cases a residential use will only be supported where the building is suitable and worthy of conversion for residential use, it is in a sustainable location and a marketing exercise has been carried out by a suitably qualified professional or other evidence provided that the building would be unsuitable for a commercial use; or conversion to residential use would enable a building of particular merit to be safeguarded</del></li> <li>• <u>Supporting the redevelopment of a previously developed site and/or the conversion of existing buildings for employment use provided it does not have an adverse impact on the character and appearance of the rural area.</u></li> <li>• Supporting the provision and expansion of tourist and visitor facilities in sustainable locations where identified needs are not met by existing facilities.</li> <li>• Supporting rural employment development in the form of home working, <del>small-scale and medium-scale</del> commercial enterprises and live-work units where a rural location can be justified.</li> <li>• <del>Resisting new buildings in the countryside unless required in conjunction with an existing tourism facility or constitute development that is associated with supporting a rural workforce such as agriculture, or other rural based enterprise that can justify a countryside location</del></li> <li>• <del>Allowing only the following forms of new residential development:</del> <ul style="list-style-type: none"> <li>• <del>a replacement dwelling provided it does not have a significantly greater impact on the existing character of the rural area than the original dwelling nor result in the loss of a building which is intrinsic to the character of the area</del></li> <li>• <del>affordable housing in accordance with Local Plan Policy H6</del></li> <li>• <del>to meet an essential local need, such as a farm worker's or rural enterprise dwelling, where the need for such accommodation has been satisfactorily demonstrated and that need</del></li> </ul> </li> </ul>

Ref.	Page	Policy/ Paragraph	Main modification
			<p>cannot be met elsewhere</p> <ul style="list-style-type: none"> <li><del>• the redevelopment of a previously developed site in a sustainable location which will meet a local need</del></li> <li>• Supporting equestrian development where it does not have an adverse impact upon the character of the area</li> <li>• Supporting development associated with recreational and open space uses in accessible and least environmentally sensitive locations</li> <li>• Supporting proposals for agriculture and related development which help sustain existing agricultural enterprises, including small scale farm shops selling local produce, complementary farm diversification and new agricultural buildings that maintain the landscape quality and character of the countryside.</li> <li>• Ensuring that all development is of a high quality design that is in accordance with other requirements of this Policy and Policy EQ5 and protects or enhances landscape character, and the setting of the Peak District National Park.</li> <li><del>• Resisting inappropriate development in the Green Belt that is not in accordance with policies in the National Planning Policy Framework on protecting Green Belt land</del></li> <li>• <u>Allowing the following forms of new residential development:</u> <ul style="list-style-type: none"> <li>• <u>A replacement dwelling provided it does not have a significantly greater impact on the existing character of the rural area than the original dwelling nor result in the loss of a building which is intrinsic to the character of the area</u></li> <li>• <u>Affordable housing in accordance with Local Plan Policy H6</u></li> <li>• <u>To meet an essential local need, such as a farm worker's or rural enterprise dwelling, where the need for such accommodation has been satisfactorily demonstrated and that need cannot be met elsewhere</u></li> <li>• <u>Re use of redundant and disused buildings and/or the redevelopment of a previously developed site, where it does not have an adverse impact on the character and appearance of the countryside. Where the existing building is in an isolated location the development should lead to an enhancement of the immediate setting.</u></li> </ul> </li> </ul>

Ref.	Page	Policy/ Paragraph	Main modification
			<ul style="list-style-type: none"> <li>• <u>Limited infilling of a small gap capable of accommodating no more than 2 dwellings of a similar size and scale to the surrounding dwellings in an otherwise continuously built frontage</u></li> <li>• <u>Extensions to existing dwellings provided they are subsidiary to the building and do not have an adverse impact on the character of the landscape</u></li> <li>• <u>A gypsy and traveller site in accordance with Policy H7</u></li> <li>• <u>Development in accordance with Policy H1</u></li> </ul>
MM41	Page 74	EQ3a	<p><i>Insert new policy EQ3a</i></p> <p><b>Policy EQ 3a Green Belt Development</b></p> <p><u>The Council will seek to protect the Green Belt and maintain its openness and permanence. The boundaries of the Green Belt are defined on the Policies Map.</u></p> <p>Within the Green Belt, planning permission will not be granted for development unless it is in accordance with national planning policy.</p>
MM42	76	EQ4	<p><i>Amend 1<sup>st</sup> 2<sup>nd</sup> &amp; 3<sup>rd</sup> bullet points as follows:</i></p> <ul style="list-style-type: none"> <li>• <u>Requiring a project level Habitats Regulations Assessment (HRA) where new development is proposed within 1.6km of the boundary of South Pennine Moors Phase 2 SPA; Peak District Moors (South Pennine Moors Phase 1) SPA; Peak District Dales SAC and South Pennine Moors SAC, in order to satisfy the Council that there will be no significant adverse effects on the ecological integrity of the sites. Conserving and enhancing sites of international, European, and national importance. On these sites the Council will not permit any development proposal that has an adverse effect on the integrity of a European site (or wildlife site given the same protection as European sites under the NPPF) either alone or in combination with other plans or projects.</u></li> <li>• <u>Conserving and enhancing any Sites of Special Scientific Interest. On these sites the Council will not permit any development proposal which would directly or indirectly (either individually or in combination with other developments) have an</u></li> </ul>

Ref.	Page	Policy/ Paragraph	Main modification
			<p>adverse effect on a Site of Special Scientific Interest</p> <ul style="list-style-type: none"> <li>Conserving and enhancing regionally and locally designated sites. <u>On these sites</u> the Council will not permit any development proposal which would directly or indirectly result in significant harm to geological and biodiversity conservation interests, unless it can be demonstrated that:</li> </ul>
MM43	77	5.52	<p><i>Amend paragraph as follows:</i></p> <p>There is the opportunity for new development on the edge of settlements to improve the urban / countryside interface. <u>This is particularly vital in areas where development may impact on the setting of the Peak District National Park which adjoins large parts of the plan area in Buxton, the Central Area and Glossopdale.</u> Development here will be required to <u>consider this interface</u> reflect this in its design and to protect and enhance landscape character. <u>As such, applicants will be required to engage with the Borough Council and the Peak District National Park Authority where relevant in the early stages of drafting proposals to discuss and agree appropriate designs, layouts, boundary treatments and other measures to mitigate landscape impacts and protect the setting and character of the countryside and National Park. When applicable, such matters should be discussed at the pre-application stage.</u></p>
MM44	79-80	EQ5	<p><i>Amend 2<sup>nd</sup> bullet point as follows:</i></p> <ul style="list-style-type: none"> <li>Requiring that development on the edge of settlement is of high quality design that protects, enhances and / or restores landscape character, <u>particularly in relation to the setting and character of the Peak District National Park.</u></li> </ul>
MM45	79	EQ5	<p><i>Delete 8<sup>th</sup> bullet point</i></p> <ul style="list-style-type: none"> <li><del>Promoting developments that are accessible to all users</del></li> </ul> <p><i>Add additional bullet point as follows</i></p> <ul style="list-style-type: none"> <li><u>Requiring the inclusive design of development, including buildings and the surrounding spaces, to ensure development can be accessed and used by everyone, including disabled people</u></li> </ul>
MM46	80	EQ5	<p><i>Amend final bullet point to read:</i></p> <ul style="list-style-type: none"> <li>Ensuring that development <del>accords with</del> <u>takes account of</u> national design guidance and Supplementary Planning Documents</li> </ul>
MM47	82	EQ6	<p><i>Amend 1<sup>st</sup> bullet point as follows:</i></p> <p>Requiring all works <u>that could impact on a heritage asset or its setting or proposed to heritage assets, or sites with the potential to include assets, to be informed by a level</u></p>



Ref.	Page	Policy/ Paragraph	Main modification
			of historical, architectural and archaeological evidence proportionate to their significance and sufficient to understand the potential impact of a proposal. Where appropriate, the Council may also require historical research and archaeological recording to be undertaken before works to a heritage asset commence
MM48	82	EQ6	<i>Amend 2nd bullet point as follows:</i> Preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through <u>preservation or appropriate reuse and sensitive development, including enabling development, unless their retention is not viable or there would be substantial planning benefits to outweigh the loss unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or other relevant provisions of the NPPF apply.</u>
MM49	82	EQ6	<i>Amend 4<sup>th</sup> bullet point as follows:</i> Requiring proposed developments that affect a heritage asset and / or its setting, including alterations and extensions to existing buildings, to demonstrate how the proposal has taken account of design, form, scale, mass, use of traditional materials and detailing, siting and views away from and towards the heritage asset <u>in order to ensure that the design is sympathetic and minimises harm to the asset.</u>
MM50	82	EQ6	<i>Amend 5<sup>th</sup> bullet point as follows:</i> Requiring proposals for the change of use of heritage assets, including listed buildings and buildings in Conservation Areas to demonstrate that the proposal is considered to be the optimum <u>sustainable and viable use that involves the least change to the fabric, interior and setting of the building.</u>
MM51	82	EQ6	<i>Amend 10<sup>th</sup> bullet point as follows:</i> Using Article 4 Directions to control permitted development in the Central, College, Hardwick, and Buxton Park Conservation Areas <u>in Buxton and the Old Glossop, Higher Chisworth and New Mills Conservation Areas</u>
MM52	90	5.93	<i>Add following new paragraph after 5.93:</i> <u>Any increase in traffic flows resulting from proposed development may lead to increases in atmospheric pollutants at levels which could cause adverse impacts upon the European designated sites in the area. Such development should therefore be subject to assessment under the Habitats Regulations. Where traffic increases acidity and/or nitrogen deposition by greater than 1% of the site's critical load, this is considered a likely significant effect and requires an Appropriate Assessment.</u> <u>The Air Pollution Information System (APIS) provides comprehensive information regarding this issue: <a href="http://www.apis.ac.uk/">http://www.apis.ac.uk/</a>.</u>
MM53	90	EQ9	<i>Amend first bullet point and delete final paragraph of first</i>

Ref.	Page	Policy/ Paragraph	Main modification
			<p><i>bullet point:</i> This will be achieved by:</p> <ul style="list-style-type: none"> <li><del>• Only permitting developments that are deemed (individually or cumulatively) to result in:</del></li> <li>• <u>Ensuring developments avoid potential adverse effects and only permitting developments that are deemed (individually or cumulatively) to result in the following types of pollution if any remaining potential adverse effects are mitigated to an acceptable level by other environmental controls or measures included in the proposals . This may be achieved by the imposition of planning conditions or through a planning obligation. The Council will not permit any proposal that has an adverse effect on a European site</u></li> </ul> <ul style="list-style-type: none"> <li>• Air pollution (including odours or particulate emissions);</li> <li>• Pollution of watercourses (rivers, canals, streams, ditches, ponds and wetland areas) or groundwater;</li> <li>• Noise or vibration;</li> <li>• Light intrusion;</li> <li>• Land contamination; or</li> <li>• Other nuisance, environmental pollution or harm to amenity, health or safety</li> </ul> <p><del>if the potential adverse effects are mitigated to an acceptable level by other environmental controls or by measures included in the proposals. This should include any adverse effects identified on European sites. This may be achieved by the imposition of planning conditions or through a planning obligation</del></p>
MM54	92	5.107	<p><i>Add following additional text:</i> <u>Surface water from new development should be discharged in the following order of priority: 1. An adequate soakaway or some other form of Sustainable Drainage System (e.g. pond, swale, wetland etc.). 2. An attenuated discharge to watercourse. 3. An attenuated discharge to public surface water sewer. 4. An attenuated discharge to public combined sewer. Applicants wishing to discharge to public sewer will need to submit clear evidence demonstrating why alternative options are not available. Approved development proposals will be expected to be supplemented by appropriate maintenance and management regimes for surface water drainage schemes. On large sites it may be necessary to ensure the drainage proposals are part of a wider, holistic strategy which coordinates the approach to drainage between phases, between developers, and over a number of years of construction.</u></p>
MM55	96	E1	<p><i>Amend 2<sup>nd</sup> and 5<sup>th</sup> bullet point as follows:</i></p> <ul style="list-style-type: none"> <li>• Encouraging the redevelopment, intensification and more efficient use of Primary Employment Zones</li> </ul>

Ref.	Page	Policy/ Paragraph	Main modification
			<p>where they are either not fully utilised or unsuited to modern employment requirements, particularly those sites located within the main towns and those with good access by a variety of transport modes provided that they accord with <u>Local Plan Policy E3 and the wider Local Plan policies</u></p> <ul style="list-style-type: none"> <li>Supporting business development within the countryside that accords with Local Plan Policy EQ3 - <u>Countryside Rural Development and Policy EQ4 - Biodiversity.</u></li> </ul>
MM56	97	5.122	<p><i>Insert following additional text:</i>  <u>The Council acknowledges the importance of the mineral water bottling sector and supports its continued growth in Buxton. Any further expansion beyond the area identified in the Local Plan should be supported by evidence to justify the extent of any expansion and to deal with highway, landscape and amenity impacts.</u></p>
MM57	98	E2	<p><i>Amend Policy relating to Waterswallows extension as follows:</i></p> <p>Waterswallows extension (5.2ha gross)</p> <p>Developers will be required to provide appropriate landscaping proposals to mitigate the impact of the development. It is anticipated that the existing access fronting onto Waterswallows Lane will be used to serve the site. A Transport Assessment or Transport Statement will be required depending on the scale of the proposals. The Public Right of Way that crosses the site to the south should be safeguarded and improved as appropriate</p> <p>The Council will support <del>Any an longer term</del> additional extension of the site beyond this allocation <del>must be supported by evidence of need and that it would not conflict with</del> <u>subject to the consideration of wider Local Plan policies, including Policies S7 (Buxton Sub-area Strategy) EQ2 (Landscape Character) and EQ3 (Rural Developments).</u></p> <p><u>The allocation and any further extension should only be developed and used for the purposes of the adjoining mineral water bottling plant (or successor use)</u></p>
MM58	106	5.139	<p><i>Add following additional text to paragraph:</i>  <u>Hotel development in other areas could be supported subject to compliance with Policy E6. The other market towns of High Peak, namely Whaley Bridge, New Mills and Chapel-en-le-Frith offer a range of services and facilities that would support new tourist accommodation developments and therefore offer many opportunities for sustainable development.</u></p>
MM59	109-110	H1	<p><i>Amend the policy to read as follows:</i></p> <p>The Council will ensure provision is made for housing, <u>taking into account all other policies in this Local Plan,</u></p>

Ref.	Page	Policy/ Paragraph	Main modification
			<p>by:</p> <ul style="list-style-type: none"> <li>• Supporting the development of specific sites through new site allocations in the Local Plan or a Neighbourhood Plan</li> <li>• <del>Prioritising new housing development on previously developed land in preference to greenfield land. Development on greenfield land, other than the sites allocated in the plan, will not normally be permitted unless:</del> <ul style="list-style-type: none"> <li>• <del>it is for affordable housing</del></li> <li>• <del>it is a home for a rural worker where there is a clear functional need for the person to be readily available on the site at all times.</del></li> <li>• <del>it involves the conversion of a rural building which is located within, or on the edge of a settlement</del></li> <li>• <del>it involves development within the defined built up area boundary to meet a local housing need and is on land which has no local amenity or recreational value and will not have a detrimental impact on the character and appearance of the area</del></li> <li>• <del>it is identified for development through a Neighbourhood Plan or Community Right to Build Order</del></li> <li>• <del>There is a proven need for the development which cannot be delivered on previously developed land or other allocated site</del></li> </ul> </li> <li>• <del>Promoting the effective reuse of land by encouraging housing development including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose taking into account the other policies in this Local Plan</del></li> <li>• <del>Supporting housing development on sustainable small unallocated sites up to an indicative maximum of 19 dwellings within the defined built up area boundaries of the towns and larger villages and up to an indicative maximum of 10 dwellings within defined settlement boundaries of the smaller villages. Exceptionally larger unallocated schemes may be permitted where it would provide over riding affordable housing, regeneration, conservation or infrastructure benefits and would not undermine delivery of the spatial strategy.</del></li> <li>• Encouraging the inclusion of housing in mixed use schemes where housing can be accommodated in an acceptable manner without compromising other planning objectives</li> </ul>

Ref.	Page	Policy/ Paragraph	Main modification
			<ul style="list-style-type: none"> <li>• <u>Supporting development identified through a Community Right to Build Order</u></li> <li>• <u>Supporting self build housing schemes</u></li> </ul> <p>The Council will monitor actual and forecast provision, including <u>windfall sites</u>, through the Monitoring Report and its housing trajectory to ensure that there is identify a 5 year supply of <u>deliverable housing land sites against the housing requirement in the Local Plan at all times</u>. If necessary it will review the Strategic Housing Land Availability Assessment and/or review the Local Plan to bring forward additional sites for housing, consistent with the spatial strategy in the plan.</p> <p><del>Where there is less than a five year land supply of deliverable housing sites, Tthe Council will give consideration to approving sustainable sites outside the defined built up area boundaries, taking into account other policies in this Local Plan, provided that</del></p> <ul style="list-style-type: none"> <li>• <u>The development would adjoin the built up area boundary and be well related with the existing pattern of development and surrounding land uses and of an appropriate scale for the settlement; and</u></li> <li>• <u>the development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the countryside; and</u></li> <li>• <u>it would have reasonable access by foot, cycle or public transport to schools medical services, shops and other community facilities; and</u></li> <li>• <u>the local and strategic infrastructure can meet the additional requirements arising from the development</u></li> </ul> <p>If necessary <del>the Council</del> it will review the Strategic Housing Land Availability Assessment and/or review the Local Plan to bring forward additional sites for housing consistent with the spatial strategy in the plan.</p>
MM60	111	H2	<p><i>Delete the policy as follows:</i></p> <p><del>The release of land for housing will be phased to ensure a continuous supply of housing land throughout the plan period, subject to the availability and timely provision of necessary supporting infrastructure, and in order to minimise the impact upon infrastructure.</del></p> <p><del>Land for residential development will be allocated, phased and released to ensure that the delivery of new housing broadly accords with the level of dwellings and annual rates of delivery identified in Policy S3, and with the time scales for the delivery of infrastructure required</del></p>

Ref.	Page	Policy/ Paragraph	Main modification																								
			<p>to support development.</p> <p>The broad approach towards the phasing and time of release of allocated sites will be established within Policy H3 and kept under review through the production of the Annual Monitoring Report and the Strategic Housing Land Availability Assessment.</p> <p>If actual and forecast rates of delivery indicate that the number of new dwellings will exceed or fall below the target figure by 20% over an extended period, consideration will be given to amending timescales for the release of allocated sites or controlling development. The Council will undertake 5 yearly reviews to assess the effectiveness of this policy</p>																								
MM61	111	5.149	<p>Add additional sentence as follows:</p> <p><u>In addition to the allocations in Policy H3, there are 1,200 dwellings identified to come forward on small sites in Policy S3, a further 42 dwellings allocated in the consultation draft of the Chapel Neighbourhood Plan and potential housing on allocated industrial legacy sites at Ferro Alloys, Bingswood Industrial Estate and Torr Vale which may further increase the provision for the Borough.</u></p>																								
MM62	112	H3	<p>Amend the policy to read</p> <p><b>Policy H3</b></p> <p><b>Housing Allocations</b></p> <p>The following sites will be allocated for housing or mixed use development. The Council will work with developers and the local community to bring forward sustainable developments in accordance with the other policies in the Local Plan.</p> <p><u>Glossopdale</u></p> <table border="1"> <thead> <tr> <th>Location</th> <th>No of dwellings</th> <th>Phase</th> </tr> </thead> <tbody> <tr> <td>Paradise Street Hadfield (G2)</td> <td>28</td> <td>M</td> </tr> <tr> <td>Roughfields Hadfield (G3)</td> <td>102</td> <td>M</td> </tr> <tr> <td>North Road (G6)</td> <td><u>0(105)</u></td> <td>E</td> </tr> <tr> <td><u>Land off Woodhead Rd (G8, G9, G10, G11[Policy DS-6]</u></td> <td><u>121</u></td> <td>E</td> </tr> <tr> <td>Bute Street ( G12)</td> <td>30</td> <td>M</td> </tr> <tr> <td>Hawkshead Mill Old Glossop (G13)</td> <td>31</td> <td>E</td> </tr> <tr> <td>Woods Mill High St East* (G16) [Policy DS1]</td> <td>104</td> <td>M</td> </tr> </tbody> </table>	Location	No of dwellings	Phase	Paradise Street Hadfield (G2)	28	M	Roughfields Hadfield (G3)	102	M	North Road (G6)	<u>0(105)</u>	E	<u>Land off Woodhead Rd (G8, G9, G10, G11[Policy DS-6]</u>	<u>121</u>	E	Bute Street ( G12)	30	M	Hawkshead Mill Old Glossop (G13)	31	E	Woods Mill High St East* (G16) [Policy DS1]	104	M
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Roughfields Hadfield (G3)	102	M																									
North Road (G6)	<u>0(105)</u>	E																									
<u>Land off Woodhead Rd (G8, G9, G10, G11[Policy DS-6]</u>	<u>121</u>	E																									
Bute Street ( G12)	30	M																									
Hawkshead Mill Old Glossop (G13)	31	E																									
Woods Mill High St East* (G16) [Policy DS1]	104	M																									

Ref.	Page	Policy/ Paragraph	Main modification		
			<i>Dinting Road/Dinting Lane (G19)</i>	64	E
			<i>Dinting Lane (G20) [Policy DS2]</i>	50	M
			<i>Former railway museum (G23) [Policy DS2]</i>	89	L
			<i>Land off Melandra Castle Road (G25)</i>	35	M
			<i>Land adj to Gamesley Sidings (G26)</i>	38	M
			<i>Charlestown Works Glossop* (G31) [Policy DS3]</i>	<u>0(100)</u>	E
			<i>Adderley Place (G32) [Policy DS4]</i>	130	M
			<b>TOTAL PROVISION ON ALLOCATED SITES</b>	<del>1072</del> <b>701</b>	
			<u>Central</u>		
			<b>Location</b>	<b>No of dwellings</b>	<b>Phase</b>
			<i>Derby Road New Mills (C3) [Policy DS7]</i>	107	M
			<i>Ollersett Lane/Pingot Road/Laneside Road New Mills (C5, C6 ,C17,C18) [Policy DS8]</i>	239	M/L
			<i>Woodside Street New Mills (C7)</i>	25	E
			<i>South of Macclesfield Road (C9)</i>	<u>0(83)</u>	E
			<i>Buxton Road Chinley (C13)</i>	13	E
			<i>Britannia Mill* (C15) [Policy DS9]</i>	50	E
			<i>Furness Vale A6 (C16)</i>	39	E
			<i>Furness Vale Business Park* (C19) [Policy DS11]</i>	26	L
			<i>New Mills, Newtown* (C20) [Policy DS13]</i>	15	M
			<i>Birch Vale Industrial Estate* (C21)[ Policy DS14]</i>	100	M
			<b>TOTAL PROVISION ON ALLOCATED SITES</b>	<del>744</del> <b>614</b>	

Ref.	Page	Policy/ Paragraph	Main modification																																	
			<p><u>Buxton</u></p> <table border="1"> <thead> <tr> <th><i>Location</i></th> <th><i>No of dwellings</i></th> <th><i>Phase</i></th> </tr> </thead> <tbody> <tr> <td><i>Batham Gate Road Peak Dale (B1)</i></td> <td>25</td> <td>E</td> </tr> <tr> <td><i>Land at Hogshaw Buxton ( B3, B4) [Policy DS15]</i></td> <td>124</td> <td>L</td> </tr> <tr> <td><i>Hardwick Square South Buxton (B6)</i></td> <td>30</td> <td>E</td> </tr> <tr> <td><i>Market Street Depot Buxton (B7)</i></td> <td>24</td> <td>E</td> </tr> <tr> <td><i>West of Tongue Lane Fairfield Buxton (B8) [Policy DS16]</i></td> <td><del>215</del> <u>139</u></td> <td>L</td> </tr> <tr> <td><i>Land off Dukes Drive Buxton (B10) [Policy DS17]</i></td> <td>338</td> <td>M</td> </tr> <tr> <td><i>Foxlow Farm, Ashbourne Road, Buxton ( B20, B21,B22) [Policy DS18]</i></td> <td><u>0</u> (440)</td> <td>E/M</td> </tr> <tr> <td><i>Harpur Hill College campus (B27)</i></td> <td>105</td> <td>E</td> </tr> <tr> <td><i>Station Road, Buxton (B31) [Policy DS20]</i></td> <td>30</td> <td>M</td> </tr> <tr> <td><b>TOTAL PROVISION ON ALLOCATED SITES</b></td> <td><del>1331</del> <b>815</b></td> <td></td> </tr> </tbody> </table> <p>Sites marked * are industrial legacy sites identified in Policy E5 for redevelopment including housing</p> <p>Sites with [Policy DS] refer to Strategic Development Sites policies</p> <p><u>Sites with a 0 in the number of dwellings column had planning consent for housing development upon the publication of the main modifications to the Local Plan. A zero figure is specified to avoid double counting in the Housing Trajectory (Appendix 2) where the number of dwellings with planning consent is stated alongside the projected number of homes to be delivered on allocated sites. In the event that these permissions lapse, indicative housing capacity figures for these sites are provided in brackets and in the corresponding Strategic Development Site Policy in Chapter 6.</u></p>	<i>Location</i>	<i>No of dwellings</i>	<i>Phase</i>	<i>Batham Gate Road Peak Dale (B1)</i>	25	E	<i>Land at Hogshaw Buxton ( B3, B4) [Policy DS15]</i>	124	L	<i>Hardwick Square South Buxton (B6)</i>	30	E	<i>Market Street Depot Buxton (B7)</i>	24	E	<i>West of Tongue Lane Fairfield Buxton (B8) [Policy DS16]</i>	<del>215</del> <u>139</u>	L	<i>Land off Dukes Drive Buxton (B10) [Policy DS17]</i>	338	M	<i>Foxlow Farm, Ashbourne Road, Buxton ( B20, B21,B22) [Policy DS18]</i>	<u>0</u> (440)	E/M	<i>Harpur Hill College campus (B27)</i>	105	E	<i>Station Road, Buxton (B31) [Policy DS20]</i>	30	M	<b>TOTAL PROVISION ON ALLOCATED SITES</b>	<del>1331</del> <b>815</b>	
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MM63	114	5.154	<p><i>Amend as follows:</i>  In order to address the changes in population structure, new homes should, seek to meet the criteria for Lifetime homes (or successor documents) where possible, be</p>																																	



Ref.	Page	Policy/ Paragraph	Main modification
			<u>designed to provide flexible, accessible accommodation that is capable of future adaptation to meet the differing and changing needs of households as they experience life events. Accordingly, new developments should aim to meet the needs of an aging population by adhering to the optional technical housing standard for access and the new nationally described space standard.</u>
MM64	115	H4	<i>Amend sub-paragraph (e) as follows:</i> Requiring <u>Supporting dwellings, including small dwellings, to be designed to provide flexible accommodation which is capable of future adaptation to meet the criteria in Lifetime Homes or successor documents by seeking to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space Standard and delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations.</u>
MM65	116- 117	H5	<i>Amend 2nd paragraph to read as follows:</i> In order to address the need for affordable housing, residential developments should seek to achieve the following proportions of residential units are provided as affordable housing as follows: 30% affordable housing on sites of 25 units or more 20% affordable housing on sites of 5-24 units (0.16ha or larger)  <i>Amend 4<sup>th</sup> paragraph to read as follows:</i> The affordable housing provision should seek to achieve a target of 80% <del>social</del> rented accommodation with the balance being provided as intermediate housing. These proportions may be varied where justified and with agreement with the local planning authority.  <i>Amend 5<sup>th</sup> paragraph to read as follows:</i> Where appropriate for specific sites, criteria setting out variations in the form the contribution should take, including tenure, will be provided in the Site Allocations Strategic Development Sites policies. Additional <del>detail</del> <u>guidance</u> will be provided in the Affordable Housing SPD.  <i>Amend 7<sup>th</sup> paragraph to read as follows:</i> In determining applications for residential development below the above thresholds, that would increase the net overall stock of unrestricted market housing, the local planning authority will <del>seek</del> <u>want</u> to negotiate a financial contribution towards the provision of affordable housing on suitable sites elsewhere within the plan area.
MM66	118	5.161	<i>Amend 1<sup>st</sup> sentence as follows:</i> The past delivery of affordable housing across the plan area has occurred by negotiation with private sector housing developers, and <u>also</u> by way of "rural exceptions", whereby.....

Ref.	Page	Policy/ Paragraph	Main modification
MM67	119	H7	<p><i>Amend 1<sup>st</sup> para and bullet points 1, 4 and 5 of policy H7 as follows:</i></p> <p>Where <del>a Gypsy and Traveller Needs Assessment</del> <u>there is an identified need</u> identifies a need for pitch provision for gypsies, travellers and travelling show people within the Plan Area, the Council will work with <u>stakeholders, including other local planning authorities</u> <del>the Peak District National Park Authority, Derbyshire County Council, Derbyshire Gypsy Liaison Group and other stakeholders</del> to ensure that the need is met.</p> <ul style="list-style-type: none"> <li>• The development does not have a significant adverse impact upon the character or appearance of the landscape, <del>or</del> sites/areas of nature conservation value, including European sites, <u>or heritage assets.</u></li> <li>• In the case of permanent sites <u>(other than transit sites)</u>, there should be reasonable access <del>by foot,</del> cycle or public transport to schools, medical services, shops and other community facilities. <del>The site should not be visually intrusive nor detrimental to the amenities of adjacent occupiers</del></li> <li>• <u>The site should not be visually intrusive nor detrimental to the amenities of adjacent occupiers.</u></li> </ul>
MM68	127	CF1	<p><i>Amend 2<sup>nd</sup> bullet point reference to New Mills as follows:</i></p> <p>New Mills - proposals for <u>additional A1 convenience floorspace</u> <del>a new A1 foodstore commensurate with the type and scale of identified needs</del> will be supported in order to address the lack of provision within the town. No town centre or edge of centre site has been identified. Out-of-centre proposals will therefore be supported in accessible locations that are well connected to New Mills town centre by public transport and which comply with the impact and sequential tests set out in this Policy. <del>New Mills East will be the first priority for the location of a new store to support planned housing growth and existing communities.</del></p>
MM69	127	CF1	<p><i>Amend 6<sup>th</sup> bullet point – Harpur Hill – as follows:</i></p> <p>Proposals for small scale A1 retail convenience development (less than 200m<sup>2</sup> net sales) and wider uses including business, non-residential institutions and leisure within the Local Centre as defined in the Policies Map will be supported subject to their accordant with other relevant Local Plan policies. <u>The total floorspace for the Local Centre will shall be less than 2500m<sup>2</sup>. This relates to town centre uses only, as defined by the NPPF.</u> <del>The A1 floorspace shall not be occupied until 50% of the residential development of the site is occupied.</del> Policy DS18 specifies further policy requirements for this site. Town centre proposals above these thresholds must be supported by an appropriate impact and sequential site assessment that consider Buxton's centre.</p>
MM70	130	5.193	<p><i>Add additional paragraph as follows:</i></p> <p><u>Once more details are known on development sites, for</u></p>

Ref.	Page	Policy/ Paragraph	Main modification
			<p><u>example the approach to surface water management and proposed connection points to the foul sewer network, it may be necessary to coordinate the delivery of development with timing for the delivery of infrastructure improvements. At larger development sites, it may be necessary to ensure that the delivery of development is guided by strategies for infrastructure which ensure coordination between phases of development over lengthy time periods and by numerous developers.</u></p>
MM71	130	CF3	<p><i>Amend 1<sup>st</sup> paragraph and 4<sup>th</sup> bullet point, policy CF3 to read as follows:</i></p> <p>The <del>phased</del> release of land for development will be informed by capacity in the existing local infrastructure to meet the additional requirements arising from new development. Suitable arrangements will be put in place to improve infrastructure, services and community facilities, where necessary.</p> <p>This will be achieved by:</p> <ul style="list-style-type: none"> <li>• <u>Securing new transport infrastructure, including for walking and cycling that help to address traffic congestion issues and support growth identified in the Local Plan. Improvements should encourage and modal shift from the private car where possible</u></li> </ul> <p><i>Add bullet points 8 and 9 as follows:</i></p> <ul style="list-style-type: none"> <li>• <u>Supporting the provision of sports related infrastructure in accordance with Policy CF4</u></li> <li>• <u>Supporting improvements to or the provision of new waste management infrastructure required to support development</u></li> </ul>
MM72	131	5.199	<p><i>Insert new paragraph following paragraph 5.199 as follows:</i></p> <p><u>The Peak Sub Region Open Space, Sport and Recreation Study is to be updated by the Council as soon as is reasonably practical. Successor documents will be prepared in line with the actions set out within the Council's Sport and Active Recreation Strategy 2014, to provide and maintain a robust and up to date assessment of needs for open space, sports and recreational provision.</u></p>
MM73	133	CF4	<p><i>Amend 1<sup>st</sup> bullet point as follows:</i></p> <p>Resisting any development that involves the loss of a sport, recreation, play facility or amenity green-space except where it can be demonstrated that alternative facilities of equal or better quality will be provided in an equally accessible location as part of the development or <del>the loss would be outweighed by the public benefits of the development is associated with an alternative sports</del></p>

Ref.	Page	Policy/ Paragraph	Main modification
			<p><del>provision that would deliver benefits that would clearly outweigh the loss, or an assessment has been undertaken to demonstrate the facility is surplus to requirements and imposing conditions or negotiating a section 106 Obligation to ensure that replacement provision is provided at the earliest possible opportunity</del></p>
MM74	133	CF4	<p><i>Amend 2<sup>nd</sup> bullet point as follows:</i> Encouraging improvements to existing recreation, play and sports facilities within communities and providing new opportunities <del>in accordance with that shall be informed by the aims of the Peak Sub Region Open Space, Sport and Recreation Study 2012 and successor documents.</del></p>
MM75	134	CF4	<p><i>Amend 3<sup>rd</sup> bullet point to read as follows:</i> Improving the quantity, quality and value of play, sports and other amenity green-space provision through requiring qualifying new residential developments to provide or contribute towards public open space and sports facilities in line with the High Peak local open space and recreation provision standards set out in the study report. <del>and in accordance with details.</del> <u>Further guidance will</u> be provided in the forthcoming Developer Contributions SPD.</p> <p><i>Amend fifth bullet point as follows:</i> Collecting financial contributions towards the delivery, improvement and management of off-site provision of open space and recreation facilities <del>will be through</del> Section 106 agreement or via the Community Infrastructure Levy if this is adopted</p>
MM76	134	CF4	<p><i>Amend 7th bullet point as follows:</i> Designating land as Local Green Space in accordance with the Local Plan sub-area strategies, Policies <del>S3 S5 to S5 S7.</del> <u>Development that would harm the openness and/or special character of a Local Green Space or its significance and value to the local community will not be permitted unless there are very special circumstances which outweigh the harm to the Local Green Space</u></p>
MM77	137	CF6	<p><i>Insert additional bullet point to read:</i></p> <ul style="list-style-type: none"> <li>• <u>Ensuring development does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic</u></li> </ul> <p><i>Delete last bullet point and replace with the following:</i></p> <ul style="list-style-type: none"> <li>• <del>Ensuring that development accords with local parking standards as identified in Appendix 1 or any future standards as required by the Highways Authority</del></li> </ul>

Ref.	Page	Policy/ Paragraph	Main modification
			<ul style="list-style-type: none"> <li>Requiring applicants to submit details of parking which includes the proposed parking provision based on an assessment of the parking needs of the development and the impact on the surrounding road network. Developments which will lead to an increase in traffic or include parking provision will need to submit details. The details should be proportionate to the impact of the development. Guidance on parking is given in Appendix 1.</li> </ul>
MM78	139	CF7	<p>Amend the 1<sup>st</sup> paragraph to read as follows: Development proposals will be required to provide, or meet the reasonable costs of providing, the on-site and off-site infrastructure, facilities and/or mitigation necessary to make a development acceptable in planning terms through the appropriate use of planning obligations and/or conditions. Standard formulae will be applied when applicable. The Developer Contributions SPD will provide further details of guidance on how contributions will be calculated.</p>
MM79	143	DS1	<p>Amend 1<sup>st</sup> sentence as follows: Land amounting to 4 hectares is designated as Regeneration Area and identified for mixed-use and residential development of up to approximately 104 dwellings. Appropriate uses for the site may include:</p> <p>Amend 1<sup>st</sup> sentence of 2<sup>nd</sup> paragraph as follows: Development will be in subject to compliance with adopted other relevant Local Plan policies....</p>
MM80	145	DS2	<p>Add following additional bullet point:</p> <ul style="list-style-type: none"> <li>A wildlife survey should be undertaken following consultation with Derbyshire Wildlife Trust</li> </ul>
MM81	146	DS4	<p>Add following additional bullet point:</p> <ul style="list-style-type: none"> <li>A wildlife survey should be undertaken following consultation with Derbyshire Wildlife Trust</li> </ul>
MM82	148	DS6	<p>Delete para 6.40, 6.41 and Policy DS6</p> <p><b>Woodhead Road, Glossop</b></p> <p>6.40 This 7.87ha greenfield site (G8,9,10,11) on the edge of Old Glossop. It slopes steeply from northern boundary down towards Old Glossop. The elevated parts of the site have long range views of the National Park and development here could have an adverse impact its setting. Appropriate landscaping will be required. The southern part of the site lies within the Old Glossop Conservation Area so should consider the impact on the Conservation area in line with the NPPF.</p> <p>6.41 Access can be achieved from the B6105 to serve the</p>

Ref.	Page	Policy/ Paragraph	Main modification
			<p>development although a transport assessment would be required to accompany any planning application.</p> <p><b>Policy DS-6</b>  <b>Land at Woodhead Road, Glossop</b></p> <p>Land amounting to 7.87 hectares is allocated for residential development of approximately 121 dwellings. Development will be subject to compliance with adopted Local Plan policies;</p> <p>and:</p> <ul style="list-style-type: none"> <li>• Provision of new access and a transport assessment will be required;</li> <li>• Provision of the required proportion of affordable housing (currently 30%);</li> <li>• Contributions towards infrastructure, services and other community needs as required;</li> <li>• Contamination and ground condition survey;</li> <li>• Provision of a comprehensive landscaping plan, to address the issues of viability, loss of vegetation and impact on the National Park</li> <li>• Wildlife surveys should be undertaken following consultation with Derbyshire Wildlife Trust</li> <li>• The scheme should consider and protect the setting of heritage assets, including Grade II listed building and conservation area.</li> </ul>
MM83	148	DS21	<p><i>Add following new Strategic Development Site policy:</i></p> <p><u>Roughfields, Hadfield</u></p> <p><u>Land amounting to 4.7 hectares is allocated for residential development of approximately 102 dwellings. Development will be subject to compliance with other relevant Local Plan policies and:</u></p> <ul style="list-style-type: none"> <li>• <u>A transport assessment</u></li> <li>• <u>Safeguarding of a site for a new County Primary School and Nursery</u></li> <li>• <u>Protection of the existing public open space</u></li> <li>• <u>Preparation of a masterplan to include a landscape plan and measures to reduce impact on National Park</u></li> <li>• <u>A wildlife and nature conservation assessment</u></li> <li>• <u>Contributions towards infrastructure</u></li> <li>• <u>Provision of the required proportion of affordable housing provision (currently 30%)</u></li> <li>• <u>A site specific flood risk assessment</u></li> </ul>
MM84	148	DS22	<p><i>Add following new Strategic Development Site policy:</i></p> <p><u>North Road, Glossop</u></p> <p><u>Land amounting to 8.8 hectares is allocated for residential development of approximately 150 dwellings. Development will be subject to compliance with other relevant Local Plan policies and:</u></p> <ul style="list-style-type: none"> <li>• <u>A transport assessment</u></li> <li>• <u>Preparation of a masterplan to include a landscape</u></li> </ul>

Ref.	Page	Policy/ Paragraph	Main modification
			<p><u>plan and measures to reduce impact on National Park</u></p> <ul style="list-style-type: none"> <li>• <u>A wildlife and nature conservation assessment</u></li> <li>• <u>Contributions towards infrastructure</u></li> <li>• <u>Provision of the required proportion of affordable housing provision (currently 30%)</u></li> <li>• <u>A site specific flood risk assessment</u></li> </ul>
MM85	149	6.45	<p><i>Amend paragraph as follows:</i></p> <p>There are a number of constraints to development. The capacity of site is likely to be reduced by the presence of pylons, and further investigation is needed to assess this. However, if a gap of 25m is left between the line of the pylons and any new housing (this is the same gap as between the pylons and existing housing curtilages), site size is reduced to 3.2ha. In addition, Thornsett Primary School cannot expand further, and can accommodate only limited development of up to 100 dwellings. <u>The developer will need to agree with the power company the need for any gap between the pylons and any housing. In addition, the site may have archaeological potential requiring investigation.</u></p>
MM86	149	DS7	<p><i>Amend 1<sup>st</sup> sentence to read:</i></p> <p>Land amounting to 5.8hectares is allocated for residential development of <del>up to</del> approximately 107 dwellings.</p> <p><i>Add following bullet point:</i></p> <p><u>A landscaping plan including details of boundary treatment</u></p> <p><i>Amend 3<sup>rd</sup> bullet point as follows:</i></p> <p>A <del>Traffic</del> <u>Transport</u> Assessment</p>
MM87	150	DS8	<p><i>Amend 1<sup>st</sup> sentence to read;</i></p> <p>Land amounting to 9.0 hectares is allocated for residential development of <del>up to</del> approximately 239 dwellings.</p> <p><i>Amend 3<sup>rd</sup> bullet point as follows:</i></p> <p>A <del>Traffic</del> <u>Transport</u> Assessment</p>
MM88	152	DS9	<p><i>Amend policy to read as follows:</i></p> <p>Land amounting to <u>approximately 1.5</u> hectares is allocated for <del>mixed use business, tourism related and residential development. Residential development of up to</del> <u>approximately 50 dwellings will be restricted to the brownfield part of the site (1.5ha).</u> <u>The precise capacity of the site for residential development shall be determined by further consideration of development viability and compliance with Green Belt policy.</u></p> <p><u>Infilling and the redevelopment of previously developed</u></p>

Ref.	Page	Policy/ Paragraph	Main modification
			<p><u>land which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development will be supported.</u></p> <p>Adjoining greenfield land to the east may be used for recreational purposes to support tourism at Buxworth Canal Basin, subject to compliance with <del>Policy EQ3 (Countryside and Green Belt policy)</del>. Access to serve the <u>development of housing and/or recreational facilities</u> may also be provided through the adjoining greenfield land if required by the highways authority.</p> <p><u>Proposals for development of the site allocated for housing shall be determined by a design and development brief to be prepared in co-operation with the High Peak Borough Council, the aims of which will be to:</u></p> <ul style="list-style-type: none"> <li>• <u>Produce a quantity and form of development which responds to the site's location, setting and adopted planning policy framework;</u></li> <li>• <u>Produce a development, which is viable, such that the residential development can be successfully implemented and the future management of retained landscape assets can be secured.</u></li> <li>• <u>Demonstrate opportunities to realise the potential for tourism related development on the adjoining land to the east</u></li> </ul> <p>Development will be subject to compliance with adopted Local Plan policies, and:</p> <ul style="list-style-type: none"> <li>• Preparation of a comprehensive masterplan, including a landscape plan and phasing programme. <u>Screening vegetation on the periphery of the site should be retained. Woodland corridors within the site which provide linking habitats to the adjacent Local Wildlife Site should also be retained. The design should reflect the setting and character of the locality. Opportunities to improve pedestrian access to the canal basin and tow path should also be explored alongside the scope to realise the potential for tourism related development on the adjoining land to the east ;</u></li> <li>• The required proportion of affordable housing (currently 30%);</li> <li>• Developer contribution towards the provision of infrastructure, services and other community needs as required;</li> <li>• An archaeological desk-based assessment;</li> <li>• A site specific Flood Risk Assessment in accordance with the findings of the High Peak Strategic Flood Risk Assessment level 2;</li> <li>• A buildings appraisal and assessment of the</li> </ul>



Ref.	Page	Policy/ Paragraph	Main modification
			<p>impact on the setting of non-designated and designated heritage assets. <u>Any scheme proposing the whole or partial demolition of the existing mill buildings will be subject to a heritage assessment and independent viability assessment;</u></p> <ul style="list-style-type: none"> <li>An air quality and recreational use assessment of the impact of any development on the Goytside Meadows Local Nature Reserve.</li> </ul>
MM89	154	DS10	<p><i>Amend the final paragraph as follows:</i>  <del>Within any development, land will be reserved to allow for the construction of an access road and new bridge over the River Goyt to the Bingswood Industrial Estate and adjoining land.</del>  <u>Development should not prejudice the construction of the Goyt Bridge and associated access road as identified on the Policies Map</u></p>
MM90	155	DS11	<p><i>Amend 1<sup>st</sup> sentence as follows:</i>  Land amounting to 3.125 hectares is allocated for business, tourism, leisure, and residential development of <del>up to</del> <u>approximately 26 dwellings. The development of live/work units in lieu of business will be supported subject to the submission of an appropriate viability assessment to demonstrate that live/work is required to support enhancements to the business park.</u></p> <p><i>Amend 6<sup>th</sup> bullet point as follows:</i>  A site specific Flood Risk Assessment in accordance with the findings of the High Peak <u>Viability Assessment: Level 2</u> Strategic Flood Risk Assessment level 2;</p> <p><i>Add following additional bullet point:</i>  <u>An ecological assessment of the site</u></p>
MM91	157	DS12	<p><i>Amend 1<sup>st</sup> paragraph as follows:</i>  Torr Vale Mill and associated land is allocated for a <u>heritage-led mixed used redevelopment scheme which will facilitate the repair and secure the long term future, of the Grade II* Listed Mill. This will include:</u></p>
MM92	157	DS12	<p><i>Amend 6<sup>th</sup> bullet point in 2<sup>nd</sup> section as follows:</i></p> <ul style="list-style-type: none"> <li><del>Buildings appraisal.</del> <u>Preparation of detailed heritage assessment in relation to the significance of heritage assets. This should be used to inform a heritage led strategy for the conservation of the Grade II* listed Torr Vale Mill and its future management, and take into account other associated development within its setting (including any enabling development). A detailed assessment of the condition of the buildings is required.</u></li> </ul>
MM93	159	DS14	<p><i>Amend 3<sup>rd</sup> bullet point as follows:</i>  Preparation of a comprehensive masterplan that seeks to minimise any conflicts between residential and employment premises in terms of amenity and safety,</p>

Ref.	Page	Policy/ Paragraph	Main modification
			maximises opportunities to utilise the reservoir for recreational use <u>and includes a landscape framework</u> . The design and layout should look to buffer/protect and enhance the adjacent wildlife features of the River Sett and reservoir.
MM94	159	DS14	<i>Amend 4<sup>th</sup> bullet point as follows:</i> <ul style="list-style-type: none"> <li>Archaeological desk-based assessment and buildings appraisal <u>and a contamination survey</u></li> </ul>
MM95	159	DS23	<i>Add following new Strategic Development Site policy:</i>  <u>South of Macclesfield Road, Whaley Bridge</u>  <u>Land amounting to 3.68 hectares is allocated for residential development of approximately 83 dwellings. Development will be subject to compliance with other relevant Local Plan policies and:</u> <ul style="list-style-type: none"> <li><u>A transport assessment</u></li> <li><u>Preparation of a masterplan to include a landscape plan and measures to reduce impact on National Park</u></li> <li><u>A wildlife and nature conservation assessment</u></li> <li><u>Contributions towards infrastructure</u></li> <li><u>Provision of the required proportion of affordable housing provision (currently 30%)</u></li> </ul>
MM96	162	DS15	<i>Amend policy to read as follows:</i>  <b>Land at Hogshaw, Buxton</b> Land amounting to 13.7ha is allocated for residential development of approximately 124 dwellings including <del>1.2ha</del> of public open space <del>3.9ha</del> for recreation and amenity space. Development will be subject to compliance with adopted Local Plan policies, and subject to: <ul style="list-style-type: none"> <li>Full investigation and remediation of existing contamination and ground conditions;</li> <li>Agreement with the Council of a full phasing programme covering the entire site, such a programme to ensure completion of all remediation works before the completion of the residential development on the greenfield part of the site, or other phasing as agreed;</li> <li>Provision of a new vehicular access from the A6 at Fairfield Common and highway improvements as identified by a Transport Assessment, <del>including a bridge crossing of the Nun Brook;</del></li> <li>Provision of emergency access via <del>Hogshaw Villas;</del> <u>Nunsfield Road and / or Glenmoor Road</u></li> <li>Provision of cycle and pedestrian routes to the town centre and schools;</li> <li>Ecological survey and management plan to conserve and enhance the ecological interest of the site, including the provision of <del>a 1.2ha</del> open space along the river valley and within the</li> </ul>

Ref.	Page	Policy/ Paragraph	Main modification
			<p>allocated recreational land to the north <u>if required to compensate for the loss of the nature conservation interest.</u></p> <ul style="list-style-type: none"> <li>• Provision of an agreed landscaping scheme, including retention of protected trees and existing landscape features where appropriate. <u>Existing vegetation and woodland in the north of the site should be retained and enhanced and additional native tree and shrub blocks should be planted at an early phase on the northern and eastern boundaries in order to screen future development and strengthen the settlement boundary.</u></li> <li>• Approval of a scheme to mitigate flooding;</li> <li>• Archaeological desk-based assessment and field evaluation pre-application;</li> <li>• Buildings appraisal and assessment of non-designated heritage assets</li> </ul> <p><u>Land adjoining the housing allocation as identified on the Policies Map will be reserved for railway infrastructure development. Housing proposals should not prejudice the delivery of railway infrastructure or vice versa.</u></p>
MM97	163	DS16	<p><i>Reword 1<sup>st</sup> sentence to read:</i> Land amounting to 7.16 hectares is allocated for residential development of approximately <del>215</del> <u>139</u> dwellings <u>within the plan period</u>. Development will be subject to compliance with adopted Local Plan policies, and:</p> <p>Insert new bullet point to read: <u>All dwellings (excluding curtilage) to be located at least 200m away from the potential blasting area of Ashwood Dale Quarry (as identified on the Policies Map) until such time that blasting permanently ceases.</u></p> <p><i>Reword 5<sup>th</sup> bullet point to read:</i> Design of open spaces, boundary treatment and hard landscaping <del>in accordance with</del> <u>to reflect guidance in</u> the Landscape Character SPD;</p> <p><i>Reword 6<sup>th</sup> bullet point to read:</i> Building design <del>in accordance with</del> <u>to reflect guidance in</u> 'Residential Design' SPD and 'Designing Out Crime'</p> <p><i>Amend last bullet point as follows:</i> Project-level Habitats Regulations Assessment in order to address potential <del>air quality</del> <u>urban</u> effects <u>on the Peak Dales Special Area of Conservation.</u></p>
MM98	167	DS18	<p><i>Amend 5<sup>th</sup> bullet point as follows:</i> Preparation of a comprehensive landscape masterplan, to include new planting and retention of existing planting, new open space, and consideration of the setting of the National Park and <u>mitigating of any impact on the</u></p>

Ref.	Page	Policy/ Paragraph	Main modification
			scheduled ancient monument, and the safeguarding of up to 1.9ha from development along the frontage to Ashbourne Road
MM99	167	DS18	<i>Amend 3<sup>rd</sup> bullet point as follows:</i> Provision of a new Local Centre <u>comprising of</u> small scale A1 retail convenience development (less than 200m <sup>2</sup> net sales) and wider uses including business, non-residential institutions and leisure <del>within the Local Centre</del> <u>as defined in the Policies Map</u> will be supported subject to their accordance with other relevant Local Plan policies. <u>The total floorspace for the Local Centre will shall be less than 2500m<sup>2</sup>. This relates to town centre uses only, as defined by the NPPF.</u> Town centre proposals above these thresholds must be supported by an appropriate impact and sequential site assessment that consider Buxton's centre. <del>The A1 floorspace shall not be occupied until 50% of the residential development of the site is occupied.</del>
MM100	168	DS19	<i>Add following additional bullet point:</i> <ul style="list-style-type: none"> <li><u>Project-level Habitats Regulations Assessment in order to address potential air quality effects on the Peak Dales Special Area of Conservation.</u></li> </ul>
MM101	168	DS19	<i>Amend 3<sup>rd</sup> bullet point as follows:</i> <ul style="list-style-type: none"> <li><u>Provision of a comprehensive landscaping plan. Existing vegetation on the boundary should be retained and enhanced in order to further reduce visual prominence and an appropriate landscape framework will need to be created</u></li> </ul>
MM102	168	DS19	<i>After bullet points, insert a new para as follows:</i> <u>The end employment uses will only be suitable if adverse effects on the Peak District Dales SAC can be avoided and/or mitigated. Such mitigation could include:</u> <ul style="list-style-type: none"> <li><u>the design and layout of development to optimise separation distances from sources of air pollution;</u></li> <li><u>using green infrastructure, in particular trees, to absorb dust and other pollutants;</u></li> <li><u>means of ventilation; and</u></li> <li><u>controlling dust and emissions from construction, operation and demolition.</u></li> </ul>
MM103	170	DS20	<i>Amend 1<sup>st</sup> para of Policy and bullet point 9 to read as follows:</i>  Land amounting to 3.34ha is allocated for town centre regeneration uses, including residential, office , hotel and tourist accommodation, leisure and cultural related developments. Retail development within the Primary Shopping Area will be supported. Development will be subject to compliance with <del>adopted</del> <u>other relevant</u> Local Plan policies, and <del>in particular with</del> <u>should have regard to</u> the Buxton Design and Place Making Strategy SPD and Station Road Design Framework SPD. <u>In addition, applications will be subject to:</u> <ul style="list-style-type: none"> <li><u>Environmental Impact Assessment (if required);</u></li> </ul>

Ref.	Page	Policy/ Paragraph	Main modification
MM104	171	DS24	<p><i>Add following new Strategic Development Site policy:</i></p> <p><u>Market Street Depot, Buxton</u></p> <p><u>Land amounting to 0.8 hectares is allocated for residential development of approximately 24 dwellings. Development will be subject to compliance with other relevant Local Plan policies and:</u></p> <ul style="list-style-type: none"> <li>• <u>A transport assessment</u></li> <li>• <u>Retention of public car parking within the site</u></li> <li>• <u>Consideration of impact on the adjacent Conservation Area</u></li> <li>• <u>Contamination Assessment</u></li> <li>• <u>Archaeological Assessment</u></li> <li>• <u>Contributions towards infrastructure</u></li> <li>• <u>Provision of the required proportion of affordable housing provision (currently 30%)</u></li> </ul>
MM105	197	Appendix 1	<p><i>Amend appendix 1 as follows:</i></p> <p><b><u>Appendix 1 Parking Standards Guidance</u></b></p> <p><i>Second row of the table delete</i></p> <p><del>Maxima for car parking, minima for cycle parking – to encourage more use of cycle/sustainable modes of travel.</del></p> <p><i>Insert</i></p> <p><u>The parking criteria below provide guidance on the level of parking for development use types. Each application will be considered in the context of its need for parking and its impact on the local road network.</u></p>
MM106	210	Appendix 2	<p><i>Insert updated housing trajectory as identified overleaf</i></p>

### Housing Trajectory High Peak

