

High Peak Local Plan

Sustainability Appraisal of the Main Modifications December 2015



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1 Non Technical Summary

1.1 This section is a Non-Technical Summary of the Sustainability Appraisal of the main modifications to the High Peak Local Plan. The report is a further Addendum to the Sustainability Appraisal (SA) report of the submission version High Peak Local Plan. An earlier Addendum was published in June 2015. This report of the SA of the main modifications has been prepared to provide an overview of the assessment of main modifications undertaken in line with the requirements of the Strategic Environmental Assessment (SEA) Directive. This report is required to ensure that the potential social, environmental and economic effects of main modifications to the Local Plan are fully assessed for significant sustainability impacts and reported on as part of the plan making process.

Context and legislation

1.2 The full Sustainability Appraisal Report (August 2014) considers in detail the requirements of the SEA Directive as listed below, although these requirements are also considered as an integral part of the assessment in this Addendum.

1. Contents, main objectives of the Local Plan and relationship with other relevant plans and programmes.
2. The relevant aspects of the current state of the environment, and the likely evolution thereof without implementation of the Plan.
3. The environmental characteristics of the area.
4. Any existing environmental problems.

1.3 The remaining requirements of the SEA Directive are detailed in turn below.

Sustainability objectives

1.4 The objectives used to assess the sustainability implications of the main modifications are listed below. These were developed and refined as part of the Sustainability Appraisal Scoping process, preceding this Addendum report.

Table 1 Summary of sustainability objectives

	Theme	Sustainability Objective
1	Employment and economy	To support the development of a local economy that is balanced across employment sectors, including by the delivery of premises, sites and infrastructure needed for sustainable growth.
2	Employment and economy	To support the development of attractive, vibrant and distinctive town centres.
3	Employment and economy	To encourage tourism development and to promote the area as a tourist destination.
4	Air, noise and light pollution	To maintain good local air quality and to minimise noise and light pollution.

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	Theme	Sustainability Objective
5	Biodiversity and green infrastructure	To protect and enhance SPAs, SACs, SSSIs and other designated wildlife sites.
6	Biodiversity and green infrastructure	To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.
7	Climate Change	To minimise energy use and to develop the area's renewable energy resource.
8	Townscape quality, historic and cultural heritage	To conserve and enhance town / village - scape quality, archaeological and heritage assets along with their settings.
9	Landscape Character and natural resources	To protect and enhance the character and appearance of the landscape, including cultural landscape assets, as well as the area's other natural assets and resources.
10	Water resources and flood risk	To ensure sustainable management of water resources and to minimise the risk of flooding.
11	Transport and accessibility	To reduce the number of journeys made by car - within, and to and from - the area.
12	Health and well-being	To improve health and reduce health inequalities.
13	Transport and accessibility	To improve access to jobs, services and facilities.
14	Community safety and neighbourhood quality	To protect and improve the safety and environmental quality of streets and neighbourhoods.
15	Homes for everyone	To provide everybody with the opportunity of owning (including by shared ownership) or renting, a sustainably designed, good quality home at an affordable cost.
16	Leisure and recreation	To improve opportunities for people to participate in cultural, leisure and recreational activities.

Likely significant effects

1.5 As part of the Sustainability Appraisal process, the Council is required to determine the likely significant effects of the main modifications on the social, environmental and economic sustainability objectives with a view to informing the consultation and subsequent plan finalisation.

1.6 A summary of the result of the assessments is provided below.

The Main Modifications taken together are likely to result in minor positive effects on the SA objectives supporting economic development, the avoidance of adverse impact on the integrity of European sites, townscape and heritage assets, landscape character and natural assets (including biodiversity), community cohesion and leisure and recreation. These arise principally

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from changes to policy wording to: strengthen protection for landscape character and the setting of the Peak District National Park; strengthen protection for heritage assets and their settings and to help ensure the delivery of inclusive developments with appropriate infrastructure including opportunities for leisure and recreation. The impacts on the objective for homes for all is expected to be balanced, since a slight reduction in the overall housing requirement is considered to be offset by greater flexibility in Policy H1 Location of Housing Development.

In terms of the effects of the submitted Local Plan plus modifications, it is possible to conclude that the appraisal findings presented within the August 2014 SA Report remain valid, with minor positive effects identified as likely to result from the modifications.

Mitigation measures

1.7 Given the limited impact of the Main Modifications on the sustainability objectives, no other mitigation measures have been proposed, aside from those already identified in section 13 of the full Sustainability Appraisal Report (August 2014) - examination library reference E11.

Selection of alternatives

1.8 The sustainability appraisal process requires the Council to consider alternative options, and to assess their sustainability implications.

1.9 Alternatives considered in relation to the Main Modifications have been taken to be the existing text or policy in the submitted Local Plan. As the Local Plan preparation process is now nearing completion, these alternatives have already been appraised and selected through the earlier Sustainability Appraisal process. The Main Modifications as set out in Section 6 have all been selected as the most appropriate option to proceed with.

Monitoring

1.10 Detailed information regarding monitoring the sustainability effects of implementing the Local Plan is set out in section 12 of the full Sustainability Appraisal Report (August 2014). Overall however, the Council will continuously monitor the sustainability effects of Local Plan policies and report on the outcome of this through the Annual Monitoring Report.

2 Introduction

2.1 The High Peak Local Plan was submitted to the Secretary of State for Communities and Local Government on 28th August 2014. The Secretary of State has appointed Mr Mike Moore BA (Hons) MRTPI CMILT MCIHT as Inspector for the Local Plan examination. The examination hearing sessions started on Tuesday 13 January 2015 and these sessions were closed on 5 February 2015. A further session was held on 3 September 2015.

2.2 In light of representations received and discussions at the examination hearing sessions, the Inspector has written to the Council (examination library reference Z1) to indicate that he is satisfied that the examination can proceed to consultation on the main modifications to the submitted Plan. A schedule of main modifications is published for consultation alongside this Addendum to the main SA Report of the High Peak Local Plan (examination library reference E11).

2.3 An earlier Addendum to the SA Report (examination library reference V5) was published in June 2015 to present an appraisal of the likely significant effects associated with alternative housing requirements and associated main modifications as well as other matters raised in the Inspector's letter to the Council of 4 March 2015.

2.4 The aim of this Report - the second Addendum to the SA Report of the High Peak Local Plan - is to present an appraisal of the likely significant effects associated with the full schedule of modifications set out by the Inspector, with a view to informing the consultation and subsequent plan finalisation.

2.5 As an SA Report Addendum, this report should be read alongside the full SA Report submitted with the High Peak Local Plan, Examination Library Reference E11.

Structure of this report

2.6 The remainder of this Addendum Report is structured as follows:

- Section 3 describes the methodology used to carry out the appraisals and consultation requirements.
- Section 4 sets out a summary of the appraisal findings.
- Section 5 considers cumulative impacts, taking the Main Modifications as a whole.
- Section 6 sets out the Main Modifications put forward for consultation and assesses whether additional appraisal is required.
- Section 7 provides appraisal matrices detailing the sustainability assessments undertaken of Main Modifications.

3 Appraisal Methodology and consideration of alternatives

3.1 National Planning Practice Guidance⁽ⁱ⁾ Paragraph: 023 Reference ID: 11-023-20140306 offers guidance on whether a sustainability appraisal report has to be amended if modifications to the Local Plan are proposed at examination.

3.2 The guidance states that it is up to the local planning authority to decide whether the sustainability appraisal report should be amended following proposed changes to an emerging plan. A local planning authority can ask the Inspector to recommend changes to the submission Local Plan to make it sound or they can propose their own changes. (High Peak Borough Council has asked the Inspector to recommend changes.)

3.3 If the local planning authority assesses that necessary changes are significant, and were not previously subject to sustainability appraisal, then further sustainability appraisal may be required and the sustainability appraisal report should be updated and amended accordingly.

3.4 Thus for each Main Modification proposed, the Council has determined whether additional appraisal is required by considering the following:

1. Is the proposed change significant?

- Does it substantially alter the Plan; and/or
- Is it likely to give rise to significant effects.

2. Has the proposed change previously been subject to sustainability appraisal?

3.5 Those modifications considered to be significant, and which have not previously been subject to sustainability appraisal, are considered to require further sustainability appraisal.

3.6 The appraisal methodology for this Addendum to the SA Report follows the methodology used for the appraisal of the submission version High Peak Local Plan and set out in section three of the full SA Report submitted with the High Peak Local Plan, Examination Library Reference E11.

3.7 The appraisal framework consists of a list of 16 SA objectives which were identified through a scoping process (which included consultation). A review of context / baseline issues can also be found within the full SA Report.

3.8 There are 106 main modifications in total. Not all modifications are predicted to have implications for the sustainability objectives. An initial screening process was carried out to identify those modifications that required further assessment. Section 6 sets out the proposed main modifications in full and records the assessment undertaken to identify whether the modification had been appraised through earlier stages of the SA process, or whether an additional appraisal was required.

i <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-local-plans/>

3 Appraisal Methodology and consideration of alternatives

3.9 The modifications not screened out at phase one as described at paragraph 3.3 were then assessed against the SA Framework in order to identify, describe and evaluate likely significant effects. Section 7 records the appraisals undertaken. A summary of findings is presented in section 4.

Considering alternative options

3.10 Appraisal of reasonable alternatives before developing a preferred approach for consultation is a fundamental part of the SA process. The SA Report published alongside the submission version of the Local Plan (examination library reference E11) and the June 2015 Addendum Report (examination library reference V5) explain in detail how plan making has been informed by appraisal of reasonable alternatives.

3.11 The main modifications put forward for consultation between December 2015 and January 2016 have not, however, been developed following an SA of reasonable alternatives. Instead, it was deemed appropriate and reasonable to consider that the alternatives to the modifications are represented by the existing text or policy in the submitted Local Plan. The existing approach in the submitted Local Plan has been subject to on-going sustainability appraisal as part of the plan making process.

3.12 It should be noted that where a Main Modification relates to amendment or insertion to the text of a policy or its supporting text, the appraisal has focused on the outcomes in terms of the proposed modification itself, and not the original policy or text, which has already been subject to sustainability appraisal through earlier stages of the plan making process.

Considering cumulative effects

3.13 In addition to considering the impacts of individual modifications, consideration has also been given to appraising the impacts of the main modifications as a whole, in other words the modifications acting in combination. Section 5 records this appraisal.

Consultation

3.14 The Inspector is inviting comments on the Main Modifications to the High Peak Local Plan Submission Version April 2014. Main Modifications are those, which the Inspector considers are necessary to make the plan sound/and or legally compliant. Main Modifications are proposed without prejudice to the Inspector's final conclusions on the Local Plan which will take account of all representations submitted in response to this consultation.

3.15 The consultation will run from 10th December 2015 to 5pm on 28th January 2016. It seeks comments on the following documents:

- Schedule of Main Modifications
- Sustainability Appraisal of Main Modifications to the High Peak Local Plan (this document)
- Further changes to the Policies Map
- Schedule of Additional Modifications

3.16 The consultation documents are available for inspection throughout this period on the Council's website (given below) and at all libraries in High Peak and the Council's offices:

3 Appraisal Methodology and consideration of alternatives

- Town Hall, Market Place, Buxton, Derbyshire, SK17 6EL (Monday to Friday 9am to 4.30pm excluding bank holidays. Christmas Eve 9am- 1pm)
- Municipal Buildings, Glossop, Derbyshire, SK13 8AF 6EL (Monday to Friday 9am to 4.30pm excluding bank holidays. Christmas Eve 9am- 1pm)

3.17 Representations should be submitted to the Council via the online consultation portal, or by email or post to:

Website: <http://highpeak-consult.objective.co.uk/portal>

Email: LDF@highpeak.gov.uk

Post: Regeneration, High Peak Borough Council, Town Hall, Buxton, Derbyshire, SK17 6EL

3.18 More detail and information is provided in the Statement of Representations Procedure. Additional guidance is also provided at the venues and website listed above.

3.19 If you have any further queries please contact the Planning Policy team on 01298 28400 or LDF@highpeak.gov.uk

3.20 On completion of the consultation, all responses will be submitted to the Local Plan Inspector who will consider them before issuing his report of the Examination and his conclusions on the soundness of the High Peak Local Plan.

4 Summary of Main Modifications appraisal

4.1 The aim of this section is to present a summary of the appraisal of the Main Modifications put forward for consultation.

Appraisal Summary

The Main Modifications taken together are likely to result in minor positive effects on the SA objectives supporting economic development, the avoidance of adverse impact on the integrity of European sites, townscape and heritage assets, landscape character and natural assets (including biodiversity), community cohesion and leisure and recreation. These arise principally from changes to policy wording to: strengthen protection for landscape character and the setting of the Peak District National Park; strengthen protection for heritage assets and their settings and to help ensure the delivery of inclusive developments with appropriate infrastructure including opportunities for leisure and recreation. The impacts on the objective for homes for all is expected to be balanced, since a slight reduction in the overall housing requirement is considered to be offset by greater flexibility in Policy H1 Location of Housing Development.

In terms of the effects of the submitted Local Plan plus modifications, it is possible to conclude that the appraisal findings presented within the August 2014 SA Report remain valid, with minor positive effects identified as likely to result from the modifications.

Modifications to the sub area strategies are considered to result in positive effects; taken together these modifications should contribute to improving the overall quality of life in the sub-areas. Modifications MM16, MM21 and MM29 provide additional clarity over the designated sites protected under the Habitats Directive. MM14, MM19 and MM27 include "enhancing" sites and MM15, MM20 and MM28 provide additional support for the protection of landscape character; these measures are likely to deliver positive benefits for biodiversity and natural assets. In addition, MM25 and MM26 provide clarity on the protection of water resources. Modification MM17 will help to identify and address potential impacts of development on the A57/A628 junction, leading to positive effects on air quality. Modifications MM14, MM19 and MM27 clarify protection of playing fields and outdoor sports facilities, whilst MM18, MM22 and MM30 provide additional support for provision of indoor and outdoor sports facilities; these modifications are likely to result in beneficial long term effects on health and opportunities for leisure and recreation. MM23 provides greater flexibility over the location of additional A1 convenience floorspace in New Mills, increasing the likelihood of bringing forward appropriate development.

Main modifications to Policies EQ1 and H4 to enable requirement of the optional housing standards and the national space standard are likely to result in positive effects. The intent of modifications MM35 and MM38 is to help protect and improve the condition of the Peak District Dales Special Area of Conservation where phosphate levels have been highlighted as a potential concern in the Habitat Regulations Assessment. The modifications are likely to result in positive effects on the protection of international sites, biodiversity and water quality. The intent of modifications MM63 and MM64 is to help ensure that new homes are designed to meet the needs of an ageing population. The modifications are likely to result in positive effects on health, community cohesion and the provision of homes for all.

4 Summary of Main Modifications appraisal

The overall effects of the modifications to Policy EQ3 (MM40 and MM41) are likely to be positive for economic development and homes for all, through clarifying support for appropriate development, but the assessment is uncertain as it is dependent upon implementation. However application of other policies in the plan should ensure development is delivered in sustainable locations and avoids significant adverse impact on landscape character and the setting of the National Park.

Modification to H1 (MM59) includes measures designed to ensure that the Local Plan boosts significantly the supply of housing, in line with the Framework and is likely to result in a positive effect on the objective to provide homes for all. Whilst the modification is likely to result in development on greenfield sites not currently allocated in the Plan, criteria set out in H1, and the implementation of other policies, should ensure that new development is well related to the existing pattern of development; is of an appropriate scale for the settlement; would not have a significant adverse impact on the character of the countryside and is delivered in sustainable locations, helping to minimise journey lengths to key services. Hence the effects of modification MM59 on the objectives to protect townscape and landscape characters and access and sustainable transport are likely to be neutral, but the assessment against these objectives is uncertain as the effects are dependent on implementation.

The assessment of modifications to Policy DS15 is positive overall, however MM96 identifies that land adjoining the housing allocation will be reserved for railway infrastructure development and there is potential for negative impacts from noise or vibration unless these impacts are addressed through the detailed implementation of the infrastructure scheme. MM96 includes measures likely to result in a positive effects on biodiversity and landscape character. The intent of MM96 is to reflect the findings of the Site Delivery Report (Examination library ref. X15) in order to help ensure that an appropriate development can be brought forward on the site. This is likely to have a positive effect on the objective to deliver homes for all.

The new strategic development sites policies (DS21, DS22, DS23 and DS24) are introduced for four existing housing land allocations. No additional effects were identified from the assessment. Many of the requirements identified in the policies are mitigation measures designed to address effects identified in the original appraisal of the site allocations.

5 Consideration of cumulative effects

5.1 In order to consider cumulative effects, the proposed modifications taken as a whole are assessed in Table 4 below. In undertaking this assessment, the appraisal has considered both the stand alone modifications taken as a whole and the likely significant effects of the Local Plan as submitted plus the proposed modifications - assessed against the baseline of the submitted plan.

Table 2 Key to scoring of options

Score	
++	The policy will have a very positive impact on the sustainability objective
+	The policy will have a slightly positive impact on the sustainability objective
0	The policy will have a negligible or neutral impact on the sustainability objective. A recorded neutral effect does not necessarily mean that there will be no effect at the project level, but shows that at this strategic level there are no identifiable effects.
-	The policy will have a slightly negative impact on the sustainability objective
--	The policy will have a very negative impact on the sustainability objective
i	The outcome of implementing the policy could be dependent upon implementation, or more detail is required to make an assessment
?	The impact of an issue cannot be predicted at this stage

Different components within an option may generate varying impacts. This is indicated by "/"

Key to table

ST: Short Term = 0 - 5 years

MT: Medium Term = 5 -10 years

LT: Long Term = over 10 years

5 Consideration of cumulative effects

Table 3 Assessment Table for modifications taken as a whole

SA Objective	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	The SA Report identified the likelihood of the Local Plan resulting in positive effects in terms of this objective. The proposed modifications are likely to result in a reinforcement of this positive effect.	+	+	+	Likelihood / certainty: likely Geographical scale: local plan area Temporary / permanent: permanent Assumptions made: The modifications taken together will have a positive effect on this objective; the submitted plan plus modifications should provide further support for economic growth when considered against the submitted version, since modifications include a housing requirement that supports economic growth and additional measures in support of development related to the rural economy and recognition of future economic opportunities including for water bottling plants and tourism (MM13, MM24, MM56, MM57, MM58).
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	The SA Report identified the likelihood of the Local Plan resulting in positive effects in terms of this objective. The proposed modifications as a whole are not likely to result in significant effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: local plan area Temporary / permanent: permanent Assumptions made: The modifications taken together are not likely to have significant effects on this objective, although the submitted plan plus modifications are likely to have an overall positive effect on town and village centres.

5 Consideration of cumulative effects

SA Objective	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
3. Tourism	Strength of visitor economy to be supported and maintained.	The SA Report identified the likelihood of the Local Plan resulting in minor positive effects in terms of this objective. The proposed modifications as a whole are not likely to result in any significant effects on this objective.	0	0	0	Likelihood / certainty: Uncertain Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modifications taken together are not likely to have significant effects on this objective, although the submitted plan plus modifications is likely to result in an overall minor positive effect on the visitor economy.
4. Pollution	Detrimental impact on existing areas of poor air quality - along A628 - to be avoided. Development to take into account impacts on air quality and noise and from artificial light.	The SA Report identified the likelihood of the Local Plan resulting in minor negative effects in terms of this objective. The proposed modifications as a whole are likely to result in a positive effect, albeit very minor.	?/+	?/+	?/+	Likelihood / certainty: Uncertain; Geographical scale: Local Plan area; Temporary / permanent: permanent Assumptions made: The modifications taken together are likely to have a positive effect on this objective; and the submitted plan plus modifications should go further to help maintain good local air quality since the overall level of development is reduced slightly and additional measures are included to help address congestion at the A57/A628 junction. Modifications MM11, MM17 and MM52.
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	The SA Report identified the likelihood of the Local Plan resulting in neutral effects in terms of this objective. The proposed modifications as a whole are likely to result in a positive effect, albeit very minor.	+	+	+	Likelihood / certainty: Likely; Geographical scale: Local Plan area; Temporary / permanent: permanent Assumptions made: Policies are in place to avoid adverse impacts on international, national and local wildlife

5 Consideration of cumulative effects

SA Objective	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
		whole are likely to result in a positive effect, albeit minor.				sites. The modifications as a whole reinforce this with greater detail and clarification, including modifications MM16, MM21, MM26, MM29, MM35, MM37, MM39, MM42, MM97, MM100 and MM102.
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	The SA Report identified the likelihood of the Local Plan resulting in minor positive effects in terms of this objective. The proposed modifications as a whole do not alter this conclusion, although minor positive effects are likely.	0/+	0/+	0/+	Likelihood / certainty: Uncertain; Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: Policies are in place to enhance biodiversity where possible. The modifications as a whole do not alter this, although modifications MM31, MM80, MM81 and MM90 introduce additional requirements for a site specific nature conservation strategy or wildlife or ecological survey.
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	The SA Report identified the likelihood of overall minor negative effects on levels of carbon emissions, due to the increase in population and related increases in energy consumption and traffic. The proposed modifications as a whole do not alter this conclusion, despite a slight reduction in overall growth required.	0	0	0	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modifications taken together are not likely to result in significant effects on this objective.

5 Consideration of cumulative effects

SA Objective	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
8. Townscape and heritage assets	Historic and cultural elements that contribute to the character and appearance of individual towns and villages to be protected and enhanced.	The SA Report identified the likelihood of the Local Plan resulting in neutral or minor negative effects in terms of this objective. The proposed modifications as a whole are likely to result in a positive effect, albeit very minor.	+	+	+	Likelihood / certainty: possible Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modifications taken together are likely to result in a positive effect on this objective; and the submitted plan plus modifications should go further to help protect historic and cultural elements since the intent of Modifications MM47, MM48, MM49, MM62, MM82, MM91 and MM92 are to manage potential impacts on a heritage asset or its setting.
9. Landscape character and natural assets	Need to protect and reinforce landscape character to maintain and strengthen local distinctiveness and sense of place. New development to conserve and enhance cultural landscape assets as well as other natural assets including water courses and ancient woodlands.	The SA Report identified the likelihood of the Local Plan resulting in neutral or minor negative effects in terms of this objective. The proposed modifications as a whole are considered likely to result in a positive effect.	+	+	+	Likelihood / certainty: likely Geographical scale: Local Plan area and National Park Temporary / permanent: permanent Assumptions made: The modifications taken together are expected to have a positive effect on this objective; and the submitted plan plus modifications should go further to help protect landscape character and the setting of the National Park since the intent of a number of modifications, including MM1, MM2, MM15, MM20, MM28, MM43 and MM44, are to manage potential impacts on landscape character and the setting of the Peak District National Park.

5 Consideration of cumulative effects

SA Objective	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
10. Flood risk	New development to be located in flood zone 1. Water efficiency measures to be supported and SuDS required. Minimise discharge of phosphates into River Wye and support other water quality objectives.	The SA Report identified the likelihood of the Local Plan resulting in neutral effects in terms of this objective. The proposed modifications as a whole do not alter this conclusion.	0	0	0	Likelihood / certainty: Unknown Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: Policies are in place to manage flood risk. The modifications as a whole do not alter this, although Modification MM54 provides greater detail on management of surface water discharge and the intent of MM35 and MM38 is to minimise the phosphate load to the River Wye which is likely to result in minor positive effects on water quality objectives.
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	The SA Report identified the likelihood of the Local Plan resulting in neutral or positive effects in terms of this objective. The proposed modifications as a whole do not alter this conclusion.	0	0	0	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modifications taken together are likely to result in no significant effects on this objective, although the submitted plan plus modifications is likely to result in an overall positive effect on sustainable transport.
12. Health	Support active travel and deliver good quality, open green space, particularly in areas of less affluence; support health and	The SA Report identified the likelihood of the Local Plan resulting in neutral or positive effects in terms of this objective. The proposed modifications as a whole do not alter this conclusion.	0	0	0	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: Permanent Assumptions made: The modifications taken together are likely to result in no significant effects on this objective, although the submitted plan plus

5 Consideration of cumulative effects

SA Objective	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
	independence in old age and ensure adequate health infrastructure.					modifications is likely to result in an overall neutral or minor positive effect depending on implementation.
13. Access	Journey lengths to key services and facilities to be minimised.	The SA Report identified the likelihood of the Local Plan resulting in neutral or positive effects in terms of this objective. The proposed modifications as a whole do not alter this conclusion.	0	0	0	Likelihood / certainty: unknown Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modifications taken together are likely to result in no significant effects on this objective, although the submitted plan plus modifications is likely to result in an overall neutral or minor positive effect depending on implementation.
14. Community safety and cohesion	Support for mixed use developments, strong neighbourhood centres and active street frontages. Safety and crime prevention to be addressed by new development.	The SA Report identified the likelihood of the Local Plan resulting in neutral or positive effects in terms of this objective. The proposed modifications as a whole are likely to result in a positive effect, albeit minor.	+	+	+	Likelihood / certainty: Uncertain Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: The modifications taken together are likely to result in a positive effect on this objective; and the submitted plan plus modifications should go further to help promote community safety and cohesion since the intent of Modifications MM45, MM63 and MM64 is to help ensure delivery of inclusive developments. In addition, modifications MM70 and MM71 support delivery of infrastructure requirements and the intent of MM77 is to manage car parking.

5 Consideration of cumulative effects

SA Objective	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
15. Homes for all	Need to increase the number of affordable homes, especially in Glossopdale; and ensure provision of extra care / sheltered housing to meet needs of older people.	The SA Report identified the likelihood of the Local Plan resulting in positive effects in terms of this objective. Modification MM11 is likely to result in the delivery of a lower number of new homes overall (including affordable homes) as the housing requirement has been reduced, resulting in a negative effect, albeit minor. However Modification MM59 has introduced more flexibility into housing supply policy H1, which is likely to result in a minor positive effect.	?/0	?/0	?/0	Likelihood / certainty: Uncertain; Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: The modifications taken together are likely to result in a balanced effect on this objective; and the submitted plan plus modifications is likely to result in an overall positive effect on the objective of homes for all.
16. Leisure and recreation	Support provision of locally accessible opportunities for physical activity and other cultural and leisure activities; also provide new allotment space and other opportunities for community food growing.	The SA Report identified the likelihood of the Local Plan resulting in neutral or positive effects in terms of this objective. The proposed modifications as a whole are likely to result in a positive effect, albeit minor.	+	+	+	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modifications taken together are likely to result in a positive effect on this objective; and the submitted plan plus modifications should go further to help support the provision of locally accessible opportunities for leisure and recreation. The intent of Modifications agreed in a Statement of Common Ground with Sport England, including MM14, MM18, MM19, MM22,

5 Consideration of cumulative effects

SA Objective	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
						MM27, MM30, MM72 and MM73 is to support the provision of indoor and outdoor sports facilities. MM76 provides greater clarity in relation to Local Green Spaces.
Summary of significant effects: The Main Modifications taken together are likely to result in minor positive effects on the SA objectives supporting economic development, the avoidance of adverse impact on the integrity of European sites, townscape and heritage assets, landscape character and natural assets (including biodiversity), community cohesion and leisure and recreation. These arise principally from changes to policy wording to: strengthen protection for landscape character and the setting of the Peak District National Park; strengthen protection for heritage assets and their settings and to help ensure the delivery of inclusive developments with appropriate infrastructure including opportunities for leisure and recreation. The impacts on the objective for homes for all is likely to be balanced, since a slight reduction in the overall housing requirement is considered to be offset by greater flexibility in Policy H1 Location of Housing Development. In terms of the effects of the submitted Local Plan plus modifications, it is possible to conclude that the appraisal findings presented within the August 2014 SA Report remain valid, with minor positive (and no significant) effects identified as likely to result from the modifications.						

6 Sustainability implications of Main Modifications

6.1 This section sets out the Main Modifications in full and assesses whether the modification has been appraised through earlier stages of the sustainability appraisal process and whether an additional appraisal is required.

6.2 In table 5 below, text recommended for deletion is shown as being ~~struck through~~ and new text recommended for insertion is shown as underlined.

6 Sustainability implications of Main Modifications

Table 4 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM1	Pages 24-25 Policy S1	Amend 4th 5th and 13th bullet point. Add new 14th bullet point and amend last 2 paragraphs as follows • Taking account of the distinct Peak District character, <u>landscape, townscape, roles and setting of different areas and settlements in the High Peak;</u> • Protecting and enhancing the natural and historic environment of the High Peak and its surrounding areas <u>including the Peak District National Park;</u> • Seeking to secure high quality, locally distinctive and inclusive design in all development <u>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</u> • <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> In all cases development should not conflict with the <u>local planning</u> relevant policies in <u>this Local Plan, particularly the environmental policies</u>. 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. New development should make <u>effective use of the best use of previously developed land and buildings and be located in sustainable locations in line with the Settlement Hierarchy in Policy S2. follow a sequential approach to the sustainable location of development</u>	This modification adds clarity to the intent of the policy to establish sustainable development principles. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM2	Page 28 Para 4.19	<i>Amend paragraph as follows:</i> <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 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.</u>	The revised wording is a factual update for accuracy and clarification. There are no substantive implications for the sustainability objectives from the clarification. Separate appraisal needed? No
MM3	Page 34 Para 4.48	<i>Amend paragraph as follows:</i> Strategic Housing Development 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. 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.	Modification reflects the findings of the updated Housing Needs Study and supports a revised housing requirement. There are widespread sustainability implications and these were subject to sustainability appraisal in June 2015, reported on in the first Addendum SA Report (June 2015) Examination Library reference V5.

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
			Separate appraisal needed? No
MM4	Page 35 Para 4.53	<i>Amend paragraph as follows:</i> 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 a an alternative housing target that there is sufficient land for of 360 <u>350</u> dwellings per annum, which can be delivered and reflects the identified infrastructure and environmental constraints. A Sustainability Appraisal <u>Addendum</u> (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 360 <u>350</u> as the preferred option <u>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 360 <u>350</u> dwellings per annum would have more significant consequences for the Borough and adjoining areas.	The revised text is a factual update for accuracy and clarification. Implications of the revised housing requirement have been subject to sustainability appraisal and reported on in the first Addendum SA Report (June 2015) Examination Library reference V5. Separate appraisal needed? No
MM5	Page 36 Para 4.54	<i>Amend paragraphs as follows:</i> 4.54 A target of 360 <u>350</u> dwellings per annum would generate a need for 7,200 <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.	The revised text is a factual update for accuracy and clarification. Implications of the revised housing requirement have been subject to sustainability

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications														
			appraisal and reported on in the first Addendum SA Report (June 2015) Examination Library reference V5. Separate appraisal needed? No														
MM6	Page 36 Table 2	<i>Amend table as follows:</i> Table 2 Net housing Requirement Table 5 <table><tr><th colspan="2">Net Housing Requirement</th></tr><tr><td>Housing Target (2011 - 2031)</td><td>7,200 7000 dwellings</td></tr><tr><td>Completions (2011 - 20134)</td><td>-309 -445 dwellings</td></tr><tr><td>Commitments (as at March <u>December</u> 2014)Comprises of sites with planning permission, under construction and other deliverable sites</td><td>-2,022 -2976 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>Net housing requirement</td><td>4,839 3549 dwellings</td></tr></table>	Net Housing Requirement		Housing Target (2011 - 2031)	7,200 7000 dwellings	Completions (2011 - 20134)	-309 -445 dwellings	Commitments (as at March <u>December</u> 2014)Comprises of sites with planning permission, under construction and other deliverable sites	-2,022 -2976 dwellings	Peak District National Park contribution (2011 - 2031)	- 110 dwellings	Shortfall in housing provision since 2006	+ 80 dwellings	Net housing requirement	4,839 3549 dwellings	The revised text is a factual update for accuracy and clarification. Implications of the revised housing requirement have been subject to sustainability appraisal and reported on in the first Addendum SA Report (June 2015) Examination Library reference V5. Separate appraisal needed? No
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6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM7	Page 36 Para 4.55	<i>Amend paragraph as follows:</i> 4.55 The housing target of 360 <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 and <u>create additional jobs</u>.	The revised text is a factual update for accuracy and clarification. Implications of the revised housing requirement have been subject to sustainability appraisal and reported on in the first Addendum SA Report (June 2015) Examination Library reference V5. Separate appraisal needed? No
MM8	Page 36 Para 4.56	<i>Amend paragraph as follows:</i> 4.56 However, the fact that the Local Plan's housing target does not match the objectively assessed full housing requirement means that there is a The NPPF requires a 'duty to cooperate' 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	The revised text is a factual update for accuracy and clarification. There are no substantive implications for the sustainability objectives from the clarification. Separate appraisal needed? No

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
		neighbouring authorities 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):	
MM9	Page 37 Para 4.61	<i>Amend paragraph as follows:</i> Neighbourhood Plans 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. 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 843 926 dwellings as at February 2013 December 2014. 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.	The revised text is a factual update for accuracy and clarification. There are no substantive implications for the sustainability objectives from the clarification. Separate appraisal needed? No
MM10	Page 38 Paras 4.64 - 4.67	<i>Delete paragraphs 4.64-4.67</i> Cross-boundary Housing Provision 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.	The deletion of text is for accuracy and clarification. There are no substantive implications for the sustainability objectives from the deletion of these paragraphs.

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
		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. 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. 4.67 A Memorandum of Understanding with Cheshire East Council will set out the number of dwellings to be delivered within their respective boundaries and the phasing for their delivery.	Implications of the deletion from Policy S3 of text relating to cross boundary housing provision has been subject to sustainability appraisal and reported on in the first Addendum SA Report (June 2015) Examination Library reference V5. Separate appraisal needed? No
MM11	Pages 38 - 40 Policy S3	<i>Amend 1st para, 2nd para, table 3, table 4 of Policy S3.</i> Provision will be made for at least <u>7,200</u> <u>7,000</u> dwellings over the period 2011-2031 at an overall average annual development rate of <u>360</u> <u>350</u> dwellings. In order to meet this requirement sufficient land will be identified to accommodate up to <u>4,839</u> <u>3,549</u> additional dwellings on new sites. This will be distributed across the Borough broadly as follows: Table 3	Modification of this Policy reflects the findings of the updated Housing Needs Study and support the revised housing requirement. There are widespread sustainability implications arising

6 Sustainability implications of Main Modifications

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		Table 6 <table><tr><th>Sub-Area</th><th>% of Borough Total</th><th>No. of Dwellings on new sites</th></tr><tr><td>Glossopdale</td><td>27-35%</td><td>4,307-4,694 <u>958 - 1,242</u></td></tr><tr><td>Central</td><td>30-33%</td><td>4,452-4,597 <u>1,065 – 1,171</u></td></tr><tr><td>Buxton</td><td>32-43%</td><td>4,548-2,084 <u>1,136 – 1,526</u></td></tr></table> Table 4 Table 7 How the Requirement will be met on new sites <table><tr><th>Sub-area</th><th>Number of Dwellings on new sites</th></tr><tr><td>Glossopdale</td><td></td></tr><tr><td>- Glossop Small Sites</td><td>250</td></tr><tr><td>- Villages Small Sites</td><td>150</td></tr><tr><td>- Allocations</td><td>907-1,294 <u>558 - 842</u></td></tr><tr><td>TOTAL TARGET PROVISION</td><td>4,307-4,694 <u>958 - 1,242</u></td></tr><tr><td>Central Area</td><td></td></tr><tr><td>- Chapel Neighbourhood Plan Small Sites</td><td>100</td></tr></table> from modification to the number of new homes to be delivered over the plan period and these have been subject to sustainability appraisal and reported on in the first Addendum SA Report (June 2015) Examination Library reference V5. Deletion of text referring to cross boundary housing provision has also been subject to sustainability appraisal and reported on in the Addendum SA Report (June 2015). Separate appraisal needed? No	Sub-Area	% of Borough Total	No. of Dwellings on new sites	Glossopdale	27-35%	4,307-4,694 <u>958 - 1,242</u>	Central	30-33%	4,452-4,597 <u>1,065 – 1,171</u>	Buxton	32-43%	4,548-2,084 <u>1,136 – 1,526</u>	Sub-area	Number of Dwellings on new sites	Glossopdale		- Glossop Small Sites	250	- Villages Small Sites	150	- Allocations	907-1,294 <u>558 - 842</u>	TOTAL TARGET PROVISION	4,307-4,694 <u>958 - 1,242</u>	Central Area		- Chapel Neighbourhood Plan Small Sites	100
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<i>Delete following paragraphs from policy S3</i> Gross-boundary Housing Provision In addition to the above provision, the Council is working with adjoining authorities to provide sufficient housing during the plan period to assist in meeting the full objectively assessed housing need of High Peak. In Cheshire East provision will be made for up to 500 dwellings during the period 2020 to 2030 at an average of 50 dwellings each year.																									

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
		The mechanisms for delivery of any housing within those authorities to meet some of the needs of High Peak will be set out in a joint Memorandum of Understanding to be agreed between High Peak and Cheshire East Council:	
MM12	Page 40 Policy S3	<i>Amend paragraph as follows:</i> 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>	The modification adds clarity to the intent of the policy. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM13	Page 44 Policy S4	<i>Delete final bullet point of S4 and replace with:</i> <u>Supporting the use of sustainably located agricultural or other rural buildings, including replacement buildings, for economic purposes.</u> <u>Supporting new agricultural development, farm diversification and other development related to the rural economy that accords with Policy EQ3 (Rural Development)</u>	The modification adds clarity to the intent of the policy. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM14	Page 50 Policy S5 (1)	<i>Amend 1st bullet point as follows:</i> Protecting and <u>enhancing</u> 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	Modification is one of a series providing further detail to the sub-area strategy. Further appraisal of modified Policy S5 required: Yes
MM15	Page 50 Policy 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>	Modification is one of a series providing further detail to the sub-area strategy. Further appraisal of modified Policy S5 required: Yes
MM16	Page 51 Policy S5 (2)	<i>Amend 4th 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)</u> and <u>Dark Peak Site of Special Scientific Interest (SSSI).</u>	Modification is one of a series providing further detail to the sub-area strategy. Further appraisal of modified Policy S5 required: Yes
MM17	Page 51 Policy S5 (4)	<i>Amend 2nd bullet point as follows:</i> Working with partner organisations and developers to reduce <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 <u>and in the Trans-Pennine Feasibility Study (subject to further consideration).</u> <u>Transport Assessments in support of developments in the Glossopdale area should be scoped</u>	Modification is one of a series providing further detail to the sub-area strategy. Further appraisal of modified Policy S5 required: Yes

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
		with the Highways Agency and highways authority in order to determine whether the <u>assessment should consider impacts on A57/A628 junction and to identify mitigation measures as appropriate.</u>	
MM18	Page 51 Policy S5 (4)	<i>Add following additional bullet point:</i> <u>Supporting the provision of indoor and outdoor sports facilities having regard to the Councils Sport and Recreation Strategies.</u>	Modification is one of a series providing further detail to the sub-area strategy. Further appraisal of modified Policy S5 required: Yes
MM19	Page 55 Policy S6 (1)	<i>Amend 2nd bullet point as follows:</i> <u>Protecting and enhancing sites designated for environmental value, including Memorial Park, Whaley Bridge and High Lea Park, New Mills, public open spaces, playing fields and outdoor sports facilities, Local Nature Reserves, local and European wildlife sites, recreation areas and allotments</u>	Modification is one of a series providing further detail to the sub-area strategy. Further appraisal of modified Policy S6 required: Yes
MM20	Page 55 Policy 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>	Modification is one of a series providing further detail to the sub-area strategy. Further appraisal of modified Policy S6 required: Yes

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM21	Page 55 Policy S6 (2)	<i>Amend 4th 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, the South Pennine Moors Special Area of Conservation (SAC) and the Dark Peak Site of Special Scientific Interest (SSSI) - a component part of this European site	Modification is one of a series providing further detail to the sub-area strategy. Further appraisal of modified Policy S6 required: Yes
MM22	Page 56 Policy S6 (4)	<i>Add following additional bullet point:</i> <u>Supporting the provision of indoor and outdoor sports facilities having regard to the Councils Sport and Recreation Strategies.</u>	Modification is one of a series providing further detail to the sub-area strategy. Further appraisal of modified Policy S6 required: Yes
MM23	Page 56 Policy S6 (4)	<i>Amend 4th bullet point to read as follows:</i> 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>	Modification is one of a series providing further detail to the sub-area strategy. Further appraisal of modified Policy S6 required: Yes
MM24	Page 59 Para 4.127	<i>Add following additional sentence:</i> <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>	The additional text is a factual update for accuracy and clarification. There

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
			are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM25	Page 60 Policy S7 (1)	<i>Amend 3rd bullet point as follows:</i> 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 <u>terms of their impact on water quality and quantity.</u>	Modification is one of a series providing further detail to the sub-area strategy. Further appraisal of modified Policy S7 required: Yes
MM26	Page 60 Policy S7 (1)	<i>Amend 5th bullet point as follows:</i> Working with partner organisations through the <u>River Wye Water Pollution Plan</u> to protect water quality on the River Wye <u>SSSI</u> which is a component of <u>within</u> the Peak District Dales Special Area of Conservation (SAC)	Modification is one of a series providing further detail to the sub-area strategy. Further appraisal of modified Policy S7 required: Yes
MM27	Page 60 Policy S7 (1)	<i>Amend 6th bullet point as follows:</i> Protecting and <u>improving</u> enhancing 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</u> and <u>outdoor sports facilities</u> and allotments. Developer contributions will be sought towards improvements where appropriate	Modification is one of a series providing further detail to the sub-area strategy. Further appraisal of modified Policy S7 required: Yes

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM28	Page 61 Policy S7 (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>	Modification is one of a series providing further detail to the sub-area strategy. Further appraisal of modified Policy S7 required: Yes
MM29	Page 61 Policy S7 (2)	<i>Amend 3rd 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) <u>Special Protection Area and the Peak District Dales Special Area of Conservation</u>	Modification is one of a series providing further detail to the sub-area strategy. Further appraisal of modified Policy S7 required: Yes
MM30	Page 62 Policy S7 (2)	<i>Add following additional bullet point:</i> <u>Supporting the provision of indoor and outdoor sports facilities having regard to the Councils Sport and Recreation Strategies.</u>	Modification is one of a series providing further detail to the sub-area strategy. Further appraisal of modified Policy S7 required: Yes
MM31	Page 62 Policy S7 (4)	<i>Amend 2nd bullet point as follows:</i> Working with partner organisations to enable improvements to school capacity in Buxton. In particular, <u>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.</u>	Modification is one of a series providing further detail to the sub-area strategy. Further appraisal of modified Policy S7 required: Yes

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM32	Page 64 Para 5.10	<i>Amend as follows:</i> The Peak Sub-Region Climate Change Study suggested that an alternative approach to using targets for renewable energy consumption or CO ₂ 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.	The revised text is a factual update for accuracy and clarification. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM33	Page 65 Para 5.12	<i>Amend as follows:</i> 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 <u>energy efficient development including, where relevant, to a specified levels of Code for Sustainable Homes or BREEAM.</u> A significant advantage of using the Code and BREEAM is that they <u>it</u> involves 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.	The revised text is a factual update for accuracy and clarification. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM34	Page 65 Paras 5.13, 5.14, 5.15, 5.16, 5.17	<i>Amend as follows:</i> 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 site: <u>has assessed</u> 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: 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. 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,	The revised text is a factual update for accuracy and clarification. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM35	Page 65 Para 5.18	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 of BREEAM level cannot be met. This will be considered by the Council on a case by case basis. <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 GSH. In the event that the GSH 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. <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 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>	Modification is partly factual update in relation to withdrawal of the Code and partly supporting text for new policy in relation to the application of optional technical housing standards. This latter has been subject to (targeted) consultation previously, but not to sustainability appraisal. Separate appraisal needed? Yes
MM36	Page 66 Paras 5.20, 5.21	<i>Amend as follows:</i> 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.	The revised text is a factual update for accuracy and clarification. There are no substantive

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
		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, such as affordable housing, they will only apply to residential development of five dwellings or more and for non domestic development over 1,000m ² . Pre-assessment (design stage) certificates that set out the estimated performance of the development against the GSH or BREEAM will be required to be submitted. for applications involving new residential or commercial development	implications for the sustainability objectives. Separate appraisal needed? No
MM37	Page 66 Policy EQ1	<i>Amend 2nd bullet point as follows:</i> 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.	Modification adds clarity to the intent of the policy and brings it into line with the Written Ministerial Statement of 18/06/2015. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM38	Page 66 Policy EQ1	<i>Amend 6th bullet point as follows:</i> 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:	Modification represents new policy in relation to the application of optional technical housing standards.

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
		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: <u>Applications for new build residential development in the Buxton Sub-Area should meet the optional national 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>	This has been subject to previous (targeted) consultation, but not to sustainability appraisal. Separate appraisal needed? Yes
MM39	Page 75 Paras 5.43, 5.44	<i>Amend paragraph 5.43 as follows:</i> 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 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. <i>Amend paragraph 5.44 as follows:</i> 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	The revised text is a factual update for accuracy and clarification. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM40	Pages 73-74 Policy EQ3	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. <i>Amend policy to</i> Policy EQ 3: Countryside and Green Belt Rural Development Outside the settlement boundaries and sites allocated for development as defined on the <u>Proposals Maps</u>, including the <u>Green Belt</u>, the Council will seek to ensure that new development in the open countryside and the <u>Green Belt</u> 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. This will be achieved by: - 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 - 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.	Modifications clarify support for rural development. There are implications for the sustainability objectives. Separate appraisal needed? Yes

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
		- Supporting the provision and expansion of tourist and visitor facilities in sustainable locations where identified needs are not met by existing facilities. - Supporting rural employment <u>development</u> in the form of home working, <u>small-scale</u> and <u>medium-scale</u> commercial enterprises and live-work units where a rural location can be justified. - 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 - Allowing only the following forms of new residential development: - 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 - affordable housing in accordance with Local Plan Policy H6 - 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 - the redevelopment of a previously developed site in a sustainable location which will meet a local need - Supporting equestrian development where it does not have an adverse impact upon the character of the area - Supporting development associated with recreational and open space uses in accessible and least environmentally sensitive locations - 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.	

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
		- Ensuring that all development is of a high quality design <u>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.</u> <u>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</u> <u>Allowing the following forms of new residential development:</u> <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> <u>affordable housing in accordance with Local Plan Policy H6</u> <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> <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> <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> <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> <u>A gypsy and traveller site in accordance with Policy H7</u> <u>Development in accordance with Policy H1</u>	
MM41	Page 74 Policy EQ3a	<i>Insert new policy EQ3a</i> Policy EQ3a: Green Belt Development	Modification introduces a new policy not previously

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
		The Council will seek to protect the Green Belt and maintain its openness and permanence. <u>The boundaries of the Green Belt are defined on the Proposals Map.</u> Within the Green Belt, planning permission will not be granted for development unless it is in accordance with national planning policy.	subject to sustainability appraisal. Separate appraisal needed? Yes
MM42	Page 76 Policy EQ4	<i>Amend 1st 2nd & 3rd bullet points as follows:</i> • <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: <u>Conserving and enhancing sites of international, European, and national importance.</u> 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> • <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 adverse effect on a Site of Special Scientific Interest</u> • <u>Conserving and enhancing regionally and locally designated sites. On these sites 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:</u>	The modification adds clarity to the intent of the policy. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM43	Page 77 Para 5.52	<i>Amend paragraph as follows:</i> There is the opportunity for new development on the edge of settlements to improve the urban / countryside interface. 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. Development here will be required to consider this interface reflect this in its design and to protect and enhance landscape character. 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.	Modification provides further detail to clarify intent of Policy EQ5 in relation to development on the edge of settlements. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM44	Pages 79-80 Policy EQ5	<i>Amend 2nd bullet point as follows:</i> Requiring that development on the edge of settlement is of high quality design that protects, enhances and / or restores landscape character, particularly in relation to the setting and character of the Peak District National Park.	Modification adds clarity to the intent of the policy. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM45	Page 79 Policy EQ5	<i>Delete 8th bullet point</i> Promoting developments that are accessible to all users	Modification adds clarity to the intent of the policy. There

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
		<i>Add additional bullet point as follows</i> 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	are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM46	Page 80 Policy EQ5	<i>Amend final bullet point to read:</i> Ensuring that development accords with <u>takes account of national design guidance</u> and Supplementary Planning Documents	Modification adds clarity to the intent of the policy. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM47	Page 82 Policy EQ6	<i>Amend 1st bullet point as follows:</i> Requiring all works 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 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	Modification adds clarity to the intent of the policy. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No

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Ref:	Local Plan ref.	Main modification	Sustainability implications
MM48	Page 82 Policy 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 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.	Modification adds clarity to the intent of the policy. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM49	Page 82 Policy EQ6	<i>Amend 4th 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>	Modification adds clarity to the intent of the policy. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM50	Page 82 Policy EQ6	<i>Amend 5th 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</u> use that involves the least change to the fabric, interior and setting of the building.	Modification adds clarity to the intent of the policy. There are no substantive implications for the sustainability objectives.

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Ref:	Local Plan ref.	Main modification	Sustainability implications
MM51	Page 82 Policy EQ6	<i>Amend 10th bullet point as follows:</i> Using Article 4 Directions to control permitted development in the Central, College, Hardwick, and Buxton Park Conservation Areas in Buxton and the Old Glossop, Higher Chisworth and New Mills Conservation Areas	The revised text is a factual update for accuracy and clarification. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM52	Page 90 Para 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: http://www.apis.ac.uk/.</u>	The additional text is factual and included to reflect findings of the evidence base (HRA report) and to ensure conformity with European Directives. Separate appraisal needed? No

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Ref:	Local Plan ref.	Main modification	Sustainability implications
MM53	Page 90 Policy EQ9	<i>Amend first bullet point and delete final paragraph of first bullet point:</i> This will be achieved by: ● <u>Only permitting developments that are deemed (individually or cumulatively) to result in:</u> ● <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> ● <u>Air pollution (including odours or particulate emissions);</u> ● <u>Pollution of watercourses (rivers, canals, streams, ditches, ponds and wetland areas) or groundwater;</u> ● <u>Noise or vibration;</u> ● <u>Light intrusion;</u> ● <u>Land contamination; or</u> ● <u>Other nuisance, environmental pollution or harm to amenity, health or safety</u> <u>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</u>	Modification is to allow greater clarity for Policy EQ9. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM54	Page 92 Para 5.107	<i>Add following additional text:</i> <u>Surface water from new development should be discharged in the following order of priority:</u>	Modification provides additional text to support intent of policy EQ10. There are no

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
		1. <u>An adequate soakaway or some other form of infiltration system.</u> 2. <u>An attenuated discharge to watercourse.</u> 3. <u>An attenuated discharge to public surface water sewer.</u> 4. <u>An attenuated discharge to public combined sewer.</u> <u>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>	substantive implications for the sustainability objectives. Separate appraisal needed? No
MM55	Page 96 Policy E1	<i>Amend 2nd and 5th bullet point as follows:</i> - Encouraging the redevelopment, intensification and more efficient use of Primary Employment Zones 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</u> and the wider Local Plan policies - Supporting business development within the countryside that accords with Local Plan Policy EQ3 - <u>Countryside Rural Development</u> and <u>Policy EQ4 – Biodiversity</u>.	The revised text is a factual update for accuracy and clarification. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM56	Page 97 Para 5.122	<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>	The revised text is a factual update for accuracy and clarification. There are no substantive

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
			implications for the sustainability objectives. Separate appraisal needed? No
MM57	Page 98 Policy E2	<i>Amend Policy relating to Waterswallows extension as follows:</i> Waterswallows extension (5.2ha gross) 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 The Council will support <u>Any an longer term additional extension of the site beyond this allocation must be supported by evidence of need and that it would not conflict with subject to the consideration of wider Local Plan policies, including Policies S7 (Buxton Sub-area Strategy) EQ2 (Landscape Character) and EQ3 (Rural Developments).</u> <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>	Modification provides clarification for the intent of Policy E2. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM58	Page 106 Para 5.139	<i>Add following additional text to paragraph:</i> 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.	Modification provides additional text to support intent of Policy E6. There are no substantive

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM59	Pages 109-110 Policy H1	<i>Amend the policy to read as follows:</i> The Council will ensure provision is made for housing, <u>taking into account all other policies in this Local Plan</u>, by: - Supporting the development of specific sites through new site allocations in the Local Plan or a Neighbourhood Plan - 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: - it is for affordable housing - 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. - it involves the conversion of a rural building which is located within, or on the edge of a settlement - 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 - it is identified for development through a Neighbourhood Plan or Community Right to Build Order - There is a proven need for the development which cannot be delivered on previously developed land or other allocated site	implications for the sustainability objectives. Separate appraisal needed? No Modification provides additional detail concerning the location of housing development including sustainable sites outside the built up area. There are widespread implications for sustainability objectives. Separate appraisal needed? Yes

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
		• 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 • 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. • Encouraging the inclusion of housing in mixed use schemes where housing can be accommodated in an acceptable manner without compromising other planning objectives • <u>Supporting development identified through a Community Right to Build Order</u> • <u>Supporting self build housing schemes</u> The Council will monitor actual and forecast provision, <u>including windfall sites</u>, through the Monitoring Report and its housing trajectory to ensure that there is <u>identify a 5 year supply of deliverable housing land</u> sites against the housing requirement in the Local Plan at all times. 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: <u>Where there is less than a five year land supply of deliverable housing sites, the 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</u>	

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
		• <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> • <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> • <u>it would have reasonable access by foot, cycle or public transport to schools medical services, shops and other community facilities; and</u> • <u>the local and strategic infrastructure can meet the additional requirements arising from the development</u> If necessary the <u>Council</u> it will review the <u>Strategic Housing Land and Availability Assessment</u> and/or review the Local Plan to bring forward additional sites for housing consistent with the <u>spatial strategy in the plan.</u>	
MM60	Page 111 Policy H2	<i>Delete the policy as follows:</i> <u>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.</u> <u>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 to support development.</u> <u>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 and Availability Assessment.</u>	Modification deletes Policy concerned with phasing housing development. Deletion does not affect the quantum or location of development. CF3 relates to the relationship between capacity in the existing local infrastructure and release of land for development. Thus there are no

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications																		
		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	substantive implications for the sustainability objectives. Separate appraisal needed? No																		
MM61	Page 112 Policy H3	Amend the policy to read Policy H3: Housing Allocations 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. <u>Glossopdale</u> Table 8 <table><tr><th>Location</th><th>No of dwellings</th><th>Phase</th></tr><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>0 (105)</td><td>E</td></tr><tr><td>Land off Woodhead Rd (G8, G9, G10, G11) Policy DS-6]</td><td>424</td><td>E</td></tr><tr><td>Bute Street (G12)</td><td>30</td><td>M</td></tr></table>	Location	No of dwellings	Phase	Paradise Street Hadfield (G2)	28	M	Roughfields Hadfield (G3)	102	M	North Road (G6)	0 (105)	E	Land off Woodhead Rd (G8, G9, G10, G11) Policy DS-6]	424	E	Bute Street (G12)	30	M	Modifications reflect the findings of a Heritage and Landscape Appraisal of the housing land allocation at Woodhead Road, Glossop; implications of Ashwood Dale Quarry and its potential extension on the housing allocation West of Tongue Lane, Buxton and updated planning permissions. There are sustainability implications arising from the proposed
Location	No of dwellings	Phase																			
Paradise Street Hadfield (G2)	28	M																			
Roughfields Hadfield (G3)	102	M																			
North Road (G6)	0 (105)	E																			
Land off Woodhead Rd (G8, G9, G10, G11) Policy DS-6]	424	E																			
Bute Street (G12)	30	M																			

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications		
		Hawkshead Mill Old Glossop (G13)	31	E	combined loss of 197 homes to the projected housing supply and these were subject to sustainability appraisal in June 2015 and reported on in the first Addendum SA Report (June 2015) Examination Library reference V5. Separate appraisal needed? No
		Woods Mill High St East* (G16) [Policy DS1]	104	M	
		Dinting Road/Dinting Lane (G19)	64	E	
		Dinting Lane (G20) [Policy DS2]	50	M	
		Former railway museum (G23) [Policy DS2]	89	L	
		Land off Melandra Castle Road (G25)	35	M	
		Land adj to Gamesley Sidings (G26)	38	M	
		Charlestown Works Glossop* (G31) [Policy DS3]	0 (100)	E	
		Adderley Place (G32) [Policy DS4]	130	M	
		TOTAL PROVISION ON ALLOCATED SITES	4072 701		
		<u>Central</u>			

6 Sustainability implications of Main Modifications

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6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications									
		<table><tr><td>Harpur Hill College campus (B27)</td><td>105</td><td>E</td></tr><tr><td>Station Road, Buxton (B31) [Policy DS20]</td><td>30</td><td>M</td></tr><tr><td>TOTAL PROVISION ON ALLOCATED SITES</td><td>4334 815</td><td></td></tr></table> Sites marked * are industrial legacy sites identified in Policy E5 for redevelopment including housing Sites with [Policy DS] refer to Strategic Development Sites policies <u>Sites with a 0 in the number of dwellings column had planning consent for housing development upon the publication the main modifications to the Local Plan. This is 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, the corresponding Strategic Development Site Policy in Chapter 6 specifies an indicative housing capacity figure for each site.</u>	Harpur Hill College campus (B27)	105	E	Station Road, Buxton (B31) [Policy DS20]	30	M	TOTAL PROVISION ON ALLOCATED SITES	4334 815		
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MM62	Page 111 Para 5.149	<u>Add additional sentence as follows:</u> <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>	The additional text is a factual update for accuracy and clarification. There are no further implications for the sustainability objectives that have not already been									

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM63	Pages 114-115 Policy H4	<i>Amend sub-paragraph (e) as follows:</i> <u>Requiring 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>	subject to appraisal (Examination Library ref E11). Separate appraisal needed? No Modification enables requirement of optional technical housing standard for access and the nationally described space standard. This has implications for the sustainability objectives. Separate appraisal needed? Yes
MM64	Page 114 Para 5.154	<i>Amend as follows:</i> In order to address the changes in population structure, new homes should, <u>seek to meet the criteria for Lifetime homes (or successor documents) where possible, be 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>	Modification introduces text to support changes to Policy H4. Changes to be subject to additional appraisal, see MM63. Yes

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM65	Pages 116-117 Policy 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 4th paragraph to read as follows:</i> The affordable housing provision should seek to achieve a target of 80% social 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 5th 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 detail <u>guidance</u> will be provided in the Affordable Housing SPD. <i>Amend 7th 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 seek <u>want</u> to negotiate a financial contribution towards the provision of affordable housing on suitable sites elsewhere within the plan area.	Modification provides clarification for the intent of Policy H5. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM66	Page 117 Para 5.161	<i>Amend 1st 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 ...	Modification provides clarity. There are no substantive

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
			implications for the sustainability objectives. Separate appraisal needed? No
MM67	Page 119, Policy H7	<i>Amend 1st para and bullet points 1, 4 and 5 of policy H7 as follows:</i> <u>Where a Gypsy and Traveller Needs Assessment there is an identified</u> identifies a need for pitch provision for gypsies, travellers and travelling show people within the Plan Area, the Council will work with stakeholders, including other local planning authorities the Peak District National Park Authority, Derbyshire County Council, Derbyshire Gypsy Liaison Group and other stakeholders to ensure that the need is met. • The development does not have a significant adverse impact upon the character or appearance of the landscape, or sites/areas of nature conservation value, including European sites, <u>or heritage assets.</u> • In the case of permanent sites (other than transit sites), there should be reasonable access by foot, cycle or public transport to schools, medical services, shops and other community facilities. The site should not be visually intrusive nor detrimental to the amenities of adjacent occupiers • <u>The site should not be visually intrusive nor detrimental to the amenities of adjacent occupiers.</u>	Modification provides clarification for the intent of Policy H7. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM68	Page 125 Policy CF1	<i>Amend 2nd bullet point reference to New Mills as follows:</i> New Mills - proposals for additional A1 convenience floorspace a new A1 foodstore commensurate with the type and scale of identified needs 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	Modification provides additional detail for Policy CF1. There are no substantive implications for the sustainability objectives.

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
		with the impact and sequential tests set out in this Policy. New Mills East will be the first priority for the location of a new store to support planned housing growth and existing communities.	Separate appraisal needed? No
MM69	Page 126 Policy CF1	<i>Amend 6th bullet point – Harpur Hill – as follows:</i> Proposals for small scale A1 retail convenience development (less than 200m ² net sales) and wider uses included in the Policies non-residential institutions and leisure within the Local Centre as defined in the Policies Map will be supported subject to their accordance with other relevant Local Plan policies. The total floorspace for the Local Centre will shall be less than 2500m². This relates to town centre uses only, as defined by the NPPE. The A1 floorspace shall not be occupied until 50% of the residential development of the site is occupied. 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.	Modification amends requirements for the Harpur Hill Local Centre. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM70	Page 129 Para 5.193	<i>Add additional paragraph as follows:</i> <u>Once more details are known on development sites, for 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>	Modification introduces additional supporting text for Policy CF3 providing greater detail relating to infrastructure delivery. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM71	Page 129 Policy CF3	<i>Amend 1st paragraph and 4th bullet point, policy CF3 to read as follows:</i> The phased 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. This will be achieved by: ● Securing new transport infrastructure, including for walking and cycling that help to address traffic congestion issues and support growth identified in the Local Plan. <u>Improvements should encourage and modal shift from the private car where possible</u> <i>Add bullet points 8 and 9 as follows:</i> ● <u>Supporting the provision of sports related infrastructure in accordance with Policy CF4</u> ● <u>Supporting improvements to or the provision of new waste management infrastructure required to support development</u>	Modification provides further detail and clarification for the intent of Policy CF3. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM72	Page 131 Para 5.199	<i>Insert new paragraph following paragraph 5.199 as follows:</i> <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>	Modification introduces additional supporting text for Policy CF4 providing greater detail relating to assessment of needs for open space, sports and recreation provision. There are no substantive

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
			implications for the sustainability objectives. Separate appraisal needed? No
MM73	Page 132 Policy CF4	<i>Amend 1st bullet point as follows:</i> 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 the loss would be outweighed by the public benefits of the development is associated with an alternative sports provision that would deliver benefits that would <u>clearly outweigh the loss</u>, or an assessment has been undertaken to demonstrate the facility is surplus to requirements and imposing conditions or negotiating a section 106 <u>Obligation to ensure that replacement provision is provided at the earliest possible opportunity</u>	Modification provides further detail and clarification for the intent of Policy CF4. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM74	Page 132 Policy CF4	<i>Amend 2nd bullet point as follows:</i> Encouraging improvements to existing recreation, play and sports facilities within communities and providing new opportunities in accordance with that shall be informed by the aims of the Peak Sub Region Open Space, Sport and Recreation Study 2012 <u>and successor documents.</u>	Modification provides clarification for the intent of Policy CF4. There are no substantive implications for the sustainability objectives.

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
			Separate appraisal needed? No
MM75	Pages 132-133 Policy CF4	<i>Amend 3rd 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. and in accordance with details. <u>Further guidance will be provided in the forthcoming Developer Contributions SPD.</u> <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 will be through Section 106 agreement or via the Community Infrastructure Levy if this is adopted	Modification provides clarification for the intent of Policy CF4. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM76	Pages 132 - 133 Policy CF4	<i>Amend 7th bullet point as follows:</i> Designating land as Local Green Space in accordance with the Local Plan sub-area strategies, Policies S3 S5 to S5 S7. <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>	Modification provides further detail and clarification for the intent of Policy CF4. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM77	Page 136 Policy CF6	<i>Insert additional bullet point to read:</i> - Ensuring development does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic <i>Delete last bullet point and replace with the following:</i> - Ensuring that development accords with local parking standards as identified in Appendix 1 or any future standards as required by the Highways Authority - 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.	Modification provides further detail and clarification for the intent of Policy CF6. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM78	Page 137 Policy CF7	<i>Amend the 1st paragraph to read as follows:</i> 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.	Modification provides clarification for the intent of Policy CF7. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM79	Pages 142-143 Policy DS1	<i>Amend 1st sentence as follows:</i> 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: <i>Amend 1st sentence of 2nd paragraph as follows:</i> Development will be <u>in</u> <u>subject to</u> compliance with <u>adopted</u> other relevant Local Plan policies....	Modification provides clarification for the intent of Policy DS1. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM80	Page 144 Policy DS2	<i>Add following additional bullet point:</i> <u>A wildlife survey should be undertaken following consultation with Derbyshire Wildlife Trust</u>	Modification provides additional detail for the intent of Policy DS2. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM81	Page 145 Policy DS4	<i>Add following additional bullet point:</i> <u>A wildlife survey should be undertaken following consultation with Derbyshire Wildlife Trust</u>	Modification provides additional detail for the intent of Policy DS4. There are no substantive

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
			implications for the sustainability objectives. Separate appraisal needed? No
MM82	Page 147 Policy DS6	Delete para 6.40, 6.41 and Policy DS6 Woodhead Road, Glossop 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. 6.41 Access can be achieved from the B6105 to serve the development although a transport assessment would be required to accompany any planning application. Policy DS-6 Land at Woodhead Road, Glossop Land amounting to 7.87 hectares is allocated for residential development of approximately 424 dwellings. Development will be subject to compliance with adopted Local Plan policies, and: Provision of new access and a transport assessment will be required;	Modifications reflect the findings of a Heritage and Landscape Appraisal of the housing land allocation at Woodhead Road, Glossop and provide consistency with the related Modifications to Policy H3 (MM61). There are sustainability implications arising from the loss of homes to the housing supply and these were subject to sustainability appraisal in June 2015 and reported on in the first Addendum SA

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
		- Provision of the required proportion of affordable housing (currently 30%) - Contributions towards infrastructure, services and other community needs as required; - Contamination and ground condition survey; - Provision of a comprehensive landscaping plan, to address the issues of viability, loss of vegetation and impact on the National Park - Wildlife surveys should be undertaken following consultation with Derbyshire Wildlife Trust - The scheme should consider and protect the setting of heritage assets, including Grade II listed building and conservation area.	Report (June 2015) Examination Library reference V5. Separate appraisal needed? No
MM83	Page 147 Policy DS21	Add following new <i>Strategic Development Site policy</i>: <u>Roughfields, Glossop</u> <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> <u>A transport assessment</u> <u>Safeguarding of a site for a new County Primary School and Nursery</u> <u>Protection of the existing public open space</u> <u>Preparation of a masterplan to include a landscape plan and measures to reduce impact on National Park</u> <u>A wildlife and nature conservation assessment</u> <u>Contributions towards infrastructure</u> <u>Provision of the required proportion of affordable housing provision (currently 30%)</u> <u>A site specific flood risk assessment</u>	Modification introduces a new strategic development site policy for the existing allocation at Roughfields, Glossop. This policy has not previously been subject to sustainability appraisal. Separate appraisal needed? Yes

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM84	Page 147 Policy DS22	Add following new Strategic Development Site policy: <u>North Road, Glossop</u> <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> • <u>A transport assessment</u> • <u>Preparation of a masterplan to include a landscape plan and measures to reduce impact on National Park</u> • <u>A wildlife and nature conservation assessment</u> • <u>Contributions towards infrastructure</u> • <u>Provision of the required proportion of affordable housing provision (currently 30%)</u> • <u>A site specific flood risk assessment</u>	Modification introduces a new strategic development site policy for the existing allocation at North Road, Glossop. This policy has not previously been subject to sustainability appraisal. Separate appraisal needed? Yes
MM85	Page 148 Para 6.45	<i>Amend paragraph as follows:</i> 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. 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.	Modification revises supporting text for Policy DS7 providing greater detail and clarity relating to constraints. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM86	Page 148 Policy DS7	<i>Amend 1st sentence to read:</i> Land amounting to 5.8 hectares is allocated for residential development of up to approximately 107 dwellings. <i>Add following bullet point:</i> <u>A landscaping plan including details of boundary treatment</u> <i>Amend 3rd bullet point as follows:</i> <u>A Traffic Transport Assessment</u>	Modification provides further detail and clarity for the intent of Policy DS7. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM87	Page 149 Policy DS8	<i>Amend 1st sentence to read;</i> Land amounting to 9.0 hectares is allocated for residential development of up to approximately 239 dwellings. <i>Amend 3rd bullet point as follows:</i> <u>A Traffic Transport Assessment</u>	Modification provides clarity for the intent of Policy DS8. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM88	Page 151 Policy DS9	<i>Amend policy to read as follows:</i> Land amounting to <u>approximately 1.5 hectares</u> is allocated for <u>mixed use business, tourism-related and residential development</u>. <u>Residential development of up to 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> <u>Infilling and the redevelopment of previously developed 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> Adjoining greenfield land to the east may be used for recreational purposes to support tourism at Buxworth Canal Basin, subject to compliance with <u>Policy EQ3 (Countryside and Green Belt policy)</u>. Access to serve the development of housing and/or recreational <u>facilities</u> may also be provided through the adjoining greenfield land if required by the highways authority. Proposals for development of the site allocated for housing shall be determined by a <u>design and development brief to be prepared in co-operation with the High Peak Borough Council, the aims of which will be to:</u> • <u>Produce a quantity and form of development which responds to the site's location, setting and adopted planning policy framework;</u> • <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> • <u>Demonstrate opportunities to realise the potential for tourism related development on the adjoining land to the east</u> Development will be subject to compliance with adopted Local Plan policies, and:	Modification provides further detail and clarity for the intent of Policy DS9. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
		- 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> - The required proportion of affordable housing (currently 30%); - Developer contribution towards the provision of infrastructure, services and other community needs as required; - An archaeological desk-based assessment; - A site specific Flood Risk Assessment in accordance with the findings of the High Peak Strategic Flood Risk Assessment level 2; - A buildings appraisal and assessment of the 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> - An air quality and recreational use assessment of the impact of any development on the Goytside Meadows Local Nature Reserve.	
MM89	Page 153 Policy DS10	<i>Amend the final paragraph as follows:</i> 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. <u>Development should not prejudice the construction of the Goyt Bridge and associated access road as identified on the Policies Map</u>	Modification provides further detail and clarity for the intent of Policy DS10. There are no substantive implications for the sustainability objectives.

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM90	Pages 154 -155 Policy DS11	<i>Amend 1st sentence as follows:</i> Land amounting to 3.1 hectares is allocated for business, tourism, leisure, and residential development of up to <u>approximately</u> 26 dwellings. <u>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> <i>Amend 6th bullet point as follows:</i> A site specific Flood Risk Assessment in accordance with the findings of the High Peak Viability Assessment: Level 2 Strategic Flood Risk Assessment level 2; <u>Add following additional bullet point:</u> <u>An ecological assessment of the site</u>	Separate appraisal needed? No Modification provides further detail and clarity for the intent of Policy DS11. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM91	Page 156 Policy DS12	<i>Amend 1st paragraph as follows:</i> Torr Vale Mill and associated land is allocated for a <u>heritage-led</u> mixed used redevelopment scheme which will <u>facilitate the repair and secure the long term future of the Grade II* Listed Mill</u>. This will include:	Modification provides further detail and clarity for the intent of Policy DS12. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM92	Page 156 Policy DS12	<i>Amend 6th bullet point in 2nd section as follows:</i> Buildings appraisal: <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>	Modification provides further detail and clarity for the intent of Policy DS12. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM93	Page 158 Policy DS14	<i>Amend 3rd 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, 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.	Modification provides further detail and clarity for the intent of Policy DS14. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM94	Page 158 Policy DS14	<i>Amend 4th bullet point as follows:</i> Archaeological desk-based assessment and buildings appraisal <u>and a contamination survey</u>	Modification provides further detail for the intent of Policy DS14. There are no

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
			substantive implications for the sustainability objectives. Separate appraisal needed? No
MM95	Page 158 Policy 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> • <u>A transport assessment</u> • <u>Preparation of a masterplan to include a landscape plan and measures to reduce impact on National Park</u> • <u>A wildlife and nature conservation assessment</u> • <u>Contributions towards infrastructure</u> • <u>Provision of the required proportion of affordable housing provision (currently 30%)</u>	Modification introduces a new strategic development site policy for the existing allocation at South of Macclesfield Road, Whaley Bridge. This policy has not previously been subject to sustainability appraisal. Separate appraisal needed? Yes
MM96	Page 161 Policy DS15	<i>Amend policy to read as follows:</i> Land at Hogshaw, Buxton Land amounting to 13.7ha is allocated for residential development of approximately 124 dwellings including 4.2ha of public open space 3.9ha for recreation and amenity space. Development will be subject to compliance with adopted Local Plan policies, and subject to:	Modification reflects new evidence concerning Land at Hogshaw, Buxton that has not previously been

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
		- Full investigation and remediation of existing contamination and ground conditions; - 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; - Provision of a new vehicular access from the A6 at Fairfield Common and highway improvements as identified by a Transport Assessment, <u>including a bridge crossing of the Nun Brook;</u> - Provision of emergency access via <u>Hogshaw Villas; Nunsfield Road and / or Glenmoor Road</u> - Provision of cycle and pedestrian routes to the town centre and schools; - Ecological survey and management plan to conserve and enhance the ecological interest of the site, including the provision of <u>a 1.2ha open space along the river valley and within the allocated recreational land to the north if required to compensate for the loss of the nature conservation interest.</u> - 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> - Approval of a scheme to mitigate flooding; - Archaeological desk-based assessment and field evaluation pre-application; - Buildings appraisal and assessment of non-designated heritage assets <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>	subject to sustainability appraisal. Additional assessment needed? Yes

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM97	Pages 162 - 163 Policy DS16	<i>Reword 1st sentence to read:</i> Land amounting to 7.16 hectares is allocated for residential development of approximately 245 139 dwellings within the plan period. Development will be subject to compliance with adopted Local Plan policies, and: <i>Insert new bullet point to read:</i> <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> <i>Reword 5th bullet point to read:</i> <u>Design of open spaces, boundary treatment and hard landscaping in accordance with to reflect guidance in the Landscape Character SPD;</u> <i>Reword 6th bullet point to read:</i> <u>Building design in accordance with to reflect guidance in 'Residential Design' SPD and 'Designing Out Crime'</u> <i>Amend last bullet point as follows:</i> <u>Project-level Habitats Regulations Assessment in order to address potential air quality urban effects on the Peak Dales Special Area of Conservation.</u>	Modification reflects evidence concerning Land and west of Tongue Lane, Fairfield, Buxton that was subject to sustainability appraisal in June 2015 and reported on in the first Addendum SA Report (June 2015) Examination Library reference V5. Additional assessment needed? No

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM98	Page 166 Policy DS18	<i>Amend 5th 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 scheduled ancient monument</u> , and the safeguarding of up to 1.9ha from development along the frontage to Ashbourne Road	Modification provides further detail and clarity for the intent of Policy DS18. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM99	Page 166 Policy DS18	<i>Amend 3rd bullet point as follows:</i> Provision of a new Local Centre comprising of small scale A1 retail convenience development (less than 200m ² 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 accordance with other relevant Local Plan policies. <u>The total floorspace for the Local Centre will shall be less than 2500m². This relates to town centre uses only, as defined by the NPPF. Town centre proposals above these thresholds must be supported by an appropriate impact and sequential site assessment that consider Buxton's centre. The A1 floorspace shall not be occupied until 50% of the residential development of the site is occupied.</u>	Modification reflects requirements of MM69 amending Policy CF1 in relation to requirements for the Harpur Hill Local Centre. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM100	Page 167 Policy DS19	<i>Add following additional bullet point:</i> <u>Project-level Habitats Regulations Assessment in order to address potential air quality effects on the Peak Dales Special Area of Conservation.</u>	Modification provides further detail and clarity for the intent of Policy DS19. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM101	Page 167 Policy DS19	<i>Amend 3rd bullet point as follows:</i> <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>	Modification provides further detail and clarity for the intent of Policy DS19. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM102	Page 167 Policy 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>	Modification provides further detail and clarity for the intent of Policy DS19. There are no

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
MM103	Page 169 Policy DS20	<i>Amend 1st 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 adopted other relevant Local Plan policies, and in particular with <u>should have regard to the Buxton Design and Place Making Strategy SPD and Station Road Design Framework SPD. In addition, applications will be subject to:</u> • <u>Environmental Impact Assessment (if required);</u>	substantive implications for the sustainability objectives. Separate appraisal needed? No Modification provides clarity for the intent of Policy DS20. There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM104	Page 170 Policy DS24	<i>Add following new Strategic Development Site policy:</i> <u>Market Street Depot, Buxton</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>A transport assessment</u> • <u>Retention of public car parking within the site</u>	Modification introduces a new strategic development site policy for the existing allocation at Market Street Depot, Buxton. This policy has not previously

6 Sustainability implications of Main Modifications

Ref:	Local Plan ref.	Main modification	Sustainability implications
		- Consideration of impact on the adjacent Conservation Area - Contamination Assessment - Archaeological Assessment - Contributions towards infrastructure - Provision of the required proportion of affordable housing provision (currently 30%)	been subject to sustainability appraisal. Separate appraisal needed? Yes
MM105	Appendix 1	<i>Amend appendix 1 as follows:</i> <u>Appendix 1 Parking Standards Guidance</u> <i>Second row of the table delete:</i> Maxima for car parking, minima for cycle parking – to encourage more use of cycle/sustainable modes of travel: <i>Insert:</i> 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.	There are no substantive implications for the sustainability objectives. Separate appraisal needed? No
MM106	Appendix 2	<i>Insert updated housing trajectory as follows:</i> See attached	There are no substantive implications for the sustainability objectives. Separate appraisal needed? No

7 Matrices with appraisal of Main Modifications

7.1 The tables below record the full appraisal findings of those proposed Main Modifications screened as requiring further assessment. This is the second stage of the two stage process described in paragraphs 3.4 - 3.5 of this Addendum Report. The results of the stage one assessment were recorded in the previous section.

7.2 The tables in this section record the assessment of the following modifications:

- Modifications to the Sub area strategies:
 - Policy S5 Glossopdale sub-area strategy - modifications MM14, MM15, MM16, MM17 and MM18
 - Policy S6 Central sub-area strategy - modifications MM19, MM20, MM21, MM22 and MM23
 - Policy S7 Buxton sub-area strategy - modifications MM25, MM26, MM27, MM28 MM29, MM30 and MM31
- Modifications to Policies EQ1 and H4 to enable requirement of the optional technical housing standards for water efficiency and access and the nationally described space standard - modifications MM35, MM38, MM63 and MM64
- Modifications to Policy EQ3 Countryside and Green Belt Development and new Policy EQ3a - modifications MM40 and MM41
- Modification to Policy H1 Location of housing development - modification MM59
- Modification to Policy DS15 Land at Hogshaw, Buxton - modification MM96
- Modifications introducing new strategic development sites policies: Policies DS21 Roughfields, Glossop; DS22 North Road, Glossop; DS23 South of Macclesfield Road, Whaley Bridge and DS24 Market Street Depot, Buxton - modifications MM83, MM84, MM95 and MM104

Table 11 Key to scoring of options

Score	
++	The policy will have a very positive impact on the sustainability objective
+	The policy will have a slightly positive impact on the sustainability objective
0	The policy will have a negligible or neutral impact on the sustainability objective. A recorded neutral effect does not necessarily mean that there will be no effect at the project level, but shows that at this strategic level there are no identifiable effects.
-	The policy will have a slightly negative impact on the sustainability objective
--	The policy will have a very negative impact on the sustainability objective

7 Matrices with appraisal of Main Modifications

Score	
i	The outcome of implementing the policy could be dependent upon implementation, or more detail is required to make an assessment
?	The impact of an issue cannot be predicted at this stage

Different components within an option may generate varying impacts. This is indicated by "/"

Key to table

ST: Short Term = 0 - 5 years

MT: Medium Term = 5 -10 years

LT: Long Term = over 10 years

7 Matrices with appraisal of Main Modifications

Sub-area Strategies

Table 12 Assessment Table for main modifications to Policy S5

SA Objective	Policy S5: Glossopdale Sub-area Strategy, Main Modifications MM14, MM15, MM16, MM17, MM18					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Modifications provide greater clarity for the protection and enhancement of sites designated for environmental value (including European sites) as well as landscape character and the setting of the National Park. Further clarity is provided over measures to address congestion. Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Glossopdale Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Modifications provide greater clarity for the protection and enhancement of sites designated for environmental value (including European sites) as well as landscape character and the setting of the National Park. Further clarity is provided over	0	0	+	Likelihood / certainty: likely Geographical scale: Glossopdale Temporary / permanent: permanent Assumptions made: Taken together the modifications contribute to improving the overall quality of life in the sub-area which is expected to bring long term (minor) benefits for this objective,

7 Matrices with appraisal of Main Modifications

SA Objective	Policy S5: Glossopdale Sub-area Strategy, Main Modifications MM14, MM15, MM16, MM17, MM18					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
		measures to address congestion. Taken together these modifications are likely to result in minor positive impacts in the long term.				as people are encouraged to spend more time and money in the plan area's towns and villages.
3. Tourism	Strength of visitor economy to be supported and maintained.	Modifications provide greater clarity for the protection and enhancement of sites designated for environmental value (including European sites) as well as landscape character and the setting of the National Park. Further clarity is provided over measures to address congestion. Taken together these modifications are likely to result in minor positive impacts in the long term.	0	0	+	Likelihood / certainty: Uncertain Geographical scale: Glossopdale Temporary / permanent: permanent Assumptions made: Taken together the modifications contribute to improving the overall quality of life in the sub-area which is expected to bring long term (minor) benefits for this objective, as people are encouraged to spend more time and money in the plan area's towns and villages.
4. Pollution	Detrimental impact on existing areas of poor air quality - along A628 - to be avoided. Development to take into	Modification MM17 will ensure appropriate Transport Assessments are provided in support of developments in the sub area, offering a long	0	+	+	Likelihood / certainty: Likely; Geographical scale: Glossopdale; Temporary / permanent: permanent Assumptions made:

7 Matrices with appraisal of Main Modifications

SA Objective	Policy S5: Glossopdale Sub-area Strategy, Main Modifications MM14, MM15, MM16, MM17, MM18					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
	account impacts on air quality and noise and from artificial light.	term positive effect for this objective.				Modification MM17 will help to identify and address potential impacts of development on the A57/A628 junction.
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Modification MM16 identifies designated sites for which any adverse impact on their integrity arising from residential development should be avoided. This additional clarity will have a beneficial effect on the objective.	+	+	+	Likelihood / certainty: Likely Geographical scale: Glossopdale Temporary / permanent: permanent Assumptions made: The modification provides additional clarity over the designated sites protected under the Habitats Directive.
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Modifications provide greater clarity for the protection and enhancement of sites designated for environmental value (including European sites) as well as landscape character and the setting of the National Park. Further clarity is provided over measures to address congestion. Taken together these modifications are likely	+	+	+	Likelihood / certainty: likely Geographical scale: Glossopdale Temporary / permanent: permanent Assumptions made: MM14 includes "enhancing" sites and MM15 provides additional support for the protection of landscape character; both measures may be expected to deliver positive benefits for biodiversity.

7 Matrices with appraisal of Main Modifications

SA Objective	Policy S5: Glossopdale Sub-area Strategy, Main Modifications MM14, MM15, MM16, MM17, MM18					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
		to result in minor positive effects.				
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain Geographical scale: Glossopdale Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
8. Townscape and heritage assets	Historic and cultural elements that contribute to the character and appearance of individual towns and villages to be protected and enhanced.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain Geographical scale: Glossopdale Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
9. Landscape character and natural assets	Need to protect and reinforce landscape character to maintain and strengthen local distinctiveness and sense of place. New development to conserve and enhance cultural landscape assets as well as other natural assets	Modifications provide greater clarity for the protection and enhancement of sites designated for environmental value (including European sites) as well as landscape character and the setting of the National Park. These are likely to result in positive effects.	+	+	+	Likelihood / certainty: likely Geographical scale: Glossopdale and National Park Temporary / permanent: permanent Assumptions made: MM15 provides additional support for the protection of landscape character and the setting of the National Park delivering positive benefits for this objective.

7 Matrices with appraisal of Main Modifications

SA Objective	Policy S5: Glossopdale Sub-area Strategy, Main Modifications MM14, MM15, MM16, MM17, MM18					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
	including water courses and ancient woodlands.					
10. Flood risk	New development to be located in flood zone 1. Water efficiency measures to be supported and SuDS required. Minimise discharge of phosphates into River Wye and support other water quality objectives.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain Geographical scale: Glossopdale Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Glossopdale Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
12. Health	Support active travel and deliver good quality, open green space, particularly in areas of less affluence; support health and independence in old age and ensure adequate health infrastructure.	Taken together these modifications are likely to result in additional positive effects on this objective.	+	+	+	Likelihood / certainty: likely Geographical scale: Glossopdale Temporary / permanent: Permanent Assumptions made: MM14 clarifies protection of playing fields and outdoor sports facilities, whilst MM18 provides additional support for provision of indoor and

7 Matrices with appraisal of Main Modifications

SA Objective	Policy S5: Glossopdale Sub-area Strategy, Main Modifications MM14, MM15, MM16, MM17, MM18					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
						outdoor sports facilities. This is expected to have a beneficial long term effect on health.
13. Access	Journey lengths to key services and facilities to be minimised.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain Geographical scale: Glossopdale Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
14. Community safety and cohesion	Support for mixed use developments, strong neighbourhood centres and active street frontages. Safety and crime prevention to be addressed by new development.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain Geographical scale: Glossopdale Temporary/permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
15. Homes for all	Need to increase the number of affordable homes, especially in Glossopdale; and ensure provision of extra care / sheltered housing to meet needs of older people.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Glossopdale Temporary/permanent: permanent Assumptions made: The modifications offer additional protection for sites designated for environmental value and for landscape character whilst the plan sets out a level of development that

7 Matrices with appraisal of Main Modifications

[illegible]

7 Matrices with appraisal of Main Modifications

Table 13 Assessment Table for modifications to Policy S6

SA Objective	Policy S6: Central Sub-area Strategy, Main Modifications MM19, MM20, MM21, MM22, MM23					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Modifications provide greater clarity for the protection and enhancement of sites designated for environmental value (including European sites) as well as landscape character and the setting of the National Park. Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Central area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Taken together these modifications are likely to result in minor positive effects.	0	+	+	Likelihood / certainty: likely Geographical scale: Central area Temporary / permanent: permanent Assumptions made: The modifications contribute to improving the overall quality of life in the sub-area which is expected to bring long term (minor) benefits, as people are encouraged to spend more time and money in the plan area's towns and villages. In addition MM23

7 Matrices with appraisal of Main Modifications

SA Objective	Policy S6: Central Sub-area Strategy, Main Modifications MM19, MM20, MM21, MM22, MM23					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
						provides greater flexibility over the location of additional A1 convenience floorspace in New Mills, increasing the likelihood of bringing forward development.
3. Tourism	Strength of visitor economy to be supported and maintained.	Modifications provide greater clarity for the protection and enhancement of sites designated for environmental value (including European sites) as well as landscape character and the setting of the National Park. Taken together these modifications are likely to result in minor positive impacts in the long term.	0	0	+	Likelihood / certainty: Uncertain Geographical scale: Central area Temporary / permanent: permanent Assumptions made: Taken together the modifications contribute to improving the overall quality of life in the sub-area which is expected to bring long term (minor) benefits for this objective, as people are encouraged to spend more time and money in the plan area's towns and villages.
4. Pollution	Detrimental impact on existing areas of poor air quality - along A628 - to be avoided. Development to take into account	Taken together these modifications are likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain; Geographical scale: Central area; Temporary / permanent: permanent Assumptions made:

7 Matrices with appraisal of Main Modifications

SA Objective	Policy S6: Central Sub-area Strategy, Main Modifications MM19, MM20, MM21, MM22, MM23					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
	impacts on air quality and noise and from artificial light.					The modifications have no substantive implications for this objective.
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Modification MM21 identifies designated sites for which any adverse impact on their integrity arising from residential development should be avoided. This additional clarity is likely to result in a beneficial effect on the objective.	+	+	+	Likelihood / certainty: Likely Geographical scale: Central area Temporary / permanent: permanent Assumptions made: The modification provides additional clarity over the designated sites protected under the Habitats Directive.
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Modifications provide greater clarity for the protection and enhancement of sites designated for environmental value (including European sites) as well as landscape character and the setting of the National Park. Taken together these modifications are likely to	+	+	+	Likelihood / certainty: likely Geographical scale: Central area Temporary / permanent: permanent Assumptions made: MM19 includes "enhancing" sites and MM20 provides additional support for the protection of landscape character; both measures may be expected to deliver positive benefits for biodiversity.

7 Matrices with appraisal of Main Modifications

SA Objective	Policy S6: Central Sub-area Strategy, Main Modifications MM19, MM20, MM21, MM22, MM23					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
		result in minor positive effects.				
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain Geographical scale: Central area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
8. Townscape and heritage assets	Historic and cultural elements that contribute to the character and appearance of individual towns and villages to be protected and enhanced.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain Geographical scale: Central area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
9. Landscape character and natural assets	Need to protect and reinforce landscape character to maintain and strengthen local distinctiveness and sense of place. New development to conserve and enhance cultural landscape assets as well as other natural assets	Modifications provide greater clarity for the protection and enhancement of sites designated for environmental value (including European sites) as well as landscape character and the setting of the National Park. These	+	+	+	Likelihood / certainty: likely Geographical scale: Central area and National Park Temporary / permanent: permanent Assumptions made: MM20 provides additional support for the protection of landscape character and the setting of the National Park delivering positive benefits for this objective.

7 Matrices with appraisal of Main Modifications

SA Objective	Policy S6: Central Sub-area Strategy, Main Modifications MM19, MM20, MM21, MM22, MM23					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
	including water courses and ancient woodlands.	are likely to result in positive effects.				
10. Flood risk	New development to be located in flood zone 1. Water efficiency measures to be supported and SuDS required. Minimise discharge of phosphates into River Wye and support other water quality objectives.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain Geographical scale: Central area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Central area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
12. Health	Support active travel and deliver good quality, open green space, particularly in areas of less affluence; support health and independence in old age and ensure adequate health infrastructure.	Taken together these modifications are likely to result in additional positive effects on this objective.	+	+	+	Likelihood / certainty: likely Geographical scale: Central area Temporary / permanent: Permanent Assumptions made: MM19 clarifies protection of playing fields and outdoor sports facilities, whilst MM22 provides additional support for provision of indoor and outdoor

7 Matrices with appraisal of Main Modifications

SA Objective	Policy S6: Central Sub-area Strategy, Main Modifications MM19, MM20, MM21, MM22, MM23					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
						sports facilities. This is expected to have a beneficial long term effect on health.
13. Access	Journey lengths to key services and facilities to be minimised.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: unknown Geographical scale: Central area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
14. Community safety and cohesion	Support for mixed use developments, strong neighbourhood centres and active street frontages. Safety and crime prevention to be addressed by new development.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain Geographical scale: Central area Temporary/permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
15. Homes for all	Need to increase the number of affordable homes, especially in Glossopdale; and ensure provision of extra care / sheltered housing to meet needs of older people.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Central area Temporary/permanent: permanent Assumptions made: The modifications offer additional protection for sites designated for environmental value and for landscape character whilst the plan sets out a level of development that

7 Matrices with appraisal of Main Modifications

SA Objective	Policy S6: Central Sub-area Strategy, Main Modifications MM19, MM20, MM21, MM22, MM23					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
						meets objectively assessed housing need including helping to meet affordable housing need.
16. Leisure and recreation	Support provision of locally accessible opportunities for physical activity and other cultural and leisure activities; also provide new allotment space and other opportunities for community food growing.	The modifications are likely to result in positive effects for this objective.	+	+	+	Likelihood / certainty: likely Geographical scale: Central area Temporary / permanent: permanent Assumptions made: MM19 clarifies protection of playing fields and outdoor sports facilities, whilst MM22 provides additional support for provision of indoor and outdoor sports facilities. This is expected to have a beneficial long term effect on leisure and recreation.
Summary of significant effects: Taken together the modifications contribute to improving the overall quality of life in the sub-area. Modification MM21 provides additional clarity over the designated sites protected under the Habitats Directive. MM19 includes "enhancing" sites and MM20 provides additional support for the protection of landscape character; both measures may be expected to deliver positive benefits for biodiversity and natural assets. MM19 clarifies protection of playing fields and outdoor sports facilities, whilst MM22 provides additional support for provision of indoor and outdoor sports facilities, these modifications are likely to result in beneficial long term effects on health and opportunities for leisure and recreation. MM23 provides greater flexibility over the location of additional A1 convenience floorspace in New Mills, increasing the likelihood of bringing forward appropriate development. On this basis it is considered that the modifications to Policy S6 would result in significant positive effects.						

7 Matrices with appraisal of Main Modifications

Table 14 Assessment Table for modifications to Policy S7

SA Objective	Policy S7: Buxton Sub-area Strategy, Main Modifications MM25, MM26, MM27, MM28, MM29, MM30, MM31					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Buxton; Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Taken together these modifications are likely to result in minor positive effects in the long term.	0	0	+	Likelihood / certainty: likely Geographical scale: Buxton; Temporary / permanent: permanent Assumptions made: The modifications contribute to improving the overall quality of life in the sub-area which is expected to bring long term (minor)benefits, as people are encouraged to spend more time and money in the plan area's towns and villages.
3. Tourism	Strength of visitor economy to be supported and maintained.	Modifications provide greater clarity for the protection and enhancement of sites designated for environmental value (including European sites) as well as landscape	0	0	+	Likelihood / certainty: Uncertain Geographical scale: Buxton; Temporary / permanent: permanent Assumptions made: Taken together the modifications contribute to improving the overall quality of life in the sub-area which is expected to bring long term (minor)benefits for

7 Matrices with appraisal of Main Modifications

SA Objective	Policy S7: Buxton Sub-area Strategy, Main Modifications MM25, MM26, MM27, MM28, MM29, MM30, MM31					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
		character and the setting of the National Park. Taken together these modifications are likely to result in minor positive impacts in the long term.				this objective, as people are encouraged to spend more time and money in the plan area's towns and villages.
4. Pollution	Detrimental impact on existing areas of poor air quality - along A628 - to be avoided. Development to take into account impacts on air quality and noise and from artificial light.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain; Geographical scale: Buxton; Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Modification MM29 identifies designated sites for which any adverse impact on their integrity arising from residential development should be avoided. This additional clarity is likely to result in a beneficial effect on the objective.	+	+	+	Likelihood / certainty: Likely Geographical scale: Buxton; Temporary / permanent: permanent Assumptions made: The modification provides additional clarity over the designated sites protected under the Habitats Directive.

7 Matrices with appraisal of Main Modifications

SA Objective	Policy S7: Buxton Sub-area Strategy, Main Modifications MM25, MM26, MM27, MM28, MM29, MM30, MM31					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Modifications provide greater clarity for the protection and enhancement of sites designated for environmental value (including European sites) as well as landscape character and the setting of the National Park. Taken together these modifications are likely to result in minor positive effects.	+	+	+	Likelihood / certainty: Uncertain; Geographical scale: Buxton; Temporary / permanent: permanent Assumptions made: MM27 includes "enhancing" sites; MM28 provides additional support for the protection of landscape character; and MM31 includes an additional requirement for a nature conservation strategy; these measures may be expected to deliver positive benefits for biodiversity.
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain; Geographical scale: Buxton; Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
8. Townscape and heritage assets	Historic and cultural elements that contribute to the character and appearance of individual towns and villages to be protected and enhanced.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain; Geographical scale: Buxton; Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.

7 Matrices with appraisal of Main Modifications

SA Objective	Policy S7: Buxton Sub-area Strategy, Main Modifications MM25, MM26, MM27, MM28, MM29, MM30, MM31					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
9. Landscape character and natural assets	Need to protect and reinforce landscape character to maintain and strengthen local distinctiveness and sense of place. New development to conserve and enhance cultural landscape assets as well as other natural assets including water courses and ancient woodlands.	Modifications provide greater clarity for the protection and enhancement of sites designated for environmental value (including European sites) as well as landscape character and the setting of the National Park. These are likely to result in positive effects.	+	+	+	Likelihood / certainty: likely; Geographical scale: Buxton and National Park; Temporary / permanent: permanent Assumptions made: MM25 and MM26 provide clarity on the protection of water resources. MM28 provides additional support for the protection of landscape character and the setting of the National Park. These measures are expected to deliver positive benefits for this objective.
10. Flood risk	New development to be located in flood zone 1. Water efficiency measures to be supported and SuDS required. Minimise discharge of phosphates into River Wye and support other water quality objectives.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain; Geographical scale: Buxton; Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Buxton; Temporary / permanent: permanent

7 Matrices with appraisal of Main Modifications

SA Objective	Policy S7: Buxton Sub-area Strategy, Main Modifications MM25, MM26, MM27, MM28, MM29, MM30, MM31					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
	Improve healthy travel networks.					Assumptions made: The modifications have no substantive implications for this objective.
12. Health	Support active travel and deliver good quality, open green space, particularly in areas of less affluence; support health and independence in old age and ensure adequate health infrastructure.	Taken together these modifications are likely to result in additional positive effects on this objective.	+	+	+	Likelihood / certainty: likely Geographical scale: Buxton; Temporary / permanent: Permanent; Assumptions made: MM27 clarifies protection of playing fields and outdoor sports facilities, whilst MM30 provides additional support for provision of indoor and outdoor sports facilities. This is expected to have a beneficial long term effect on health.
13. Access	Journey lengths to key services and facilities to be minimised.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain; Geographical scale: Buxton; Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
14. Community safety and cohesion	Support for mixed use developments, strong neighbourhood centres and active street frontages. Safety and crime prevention to be	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain Geographical scale: Buxton; Temporary/permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.

7 Matrices with appraisal of Main Modifications

SA Objective	Policy S7: Buxton Sub-area Strategy, Main Modifications MM25, MM26, MM27, MM28, MM29, MM30, MM31						
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment	
	addressed by new development.						
15. Homes for all	Need to increase the number of affordable homes, especially in Glossopdale; and ensure provision of extra care / sheltered housing to meet needs of older people.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Buxton; Temporary/permanent: permanent Assumptions made: The modifications offer additional protection for sites designated for environmental value and for landscape character whilst the plan sets out a level of development that meets objectively assessed housing need including helping to meet affordable housing need.	
16. Leisure and recreation	Support provision of locally accessible opportunities for physical activity and other cultural and leisure activities; also provide new allotment space and other opportunities for community food growing.	The modifications are likely to result in positive effects for this objective.	+	+	+	Likelihood / certainty: likely Geographical scale: Buxton; Temporary / permanent: permanent Assumptions made: MM27 clarifies protection of playing fields and outdoor sports facilities, whilst MM30 provides additional support for provision of indoor and outdoor sports facilities. This is expected to have a beneficial long term effect on leisure and recreation.	
Summary of significant effects:							

7 Matrices with appraisal of Main Modifications

SA Objective	Policy S7: Buxton Sub-area Strategy, Main Modifications MM25, MM26, MM27, MM28, MM29, MM30, MM31					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
	Taken together the modifications contribute to improving the overall quality of life in the sub-area. Modification MM29 provides additional clarity over the designated sites protected under the Habitats Directive. MM27 includes "enhancing" sites; MM28 provides additional support for the protection of landscape character and MM31 includes an additional requirement for a nature conservation strategy; these measures may be expected to deliver positive benefits for biodiversity and natural assets. In addition, MM25 and MM26 provide clarity on the protection of water resources. MM27 clarifies protection of playing fields and outdoor sports facilities, whilst MM30 provides additional support for provision of indoor and outdoor sports facilities, these modifications are likely to result in beneficial long term effects on health and opportunities for leisure and recreation. On this basis it is considered that the modifications to Policy S7 would result in significant positive effects.					

7 Matrices with appraisal of Main Modifications

Optional Technical housing standards

Table 15 Assessment Table for main modifications to Policies EQ1 and H4

SA Objective	Policies EQ1 Climate Change and H4 New housing development Modifications MM35, MM38, MM63, MM64					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: local plan area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective. This is supported by a viability appraisal Examination library reference X13.
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: local plan area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
3. Tourism	Strength of visitor economy to be supported and maintained.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions

7 Matrices with appraisal of Main Modifications

SA Objective	Policies EQ1 Climate Change and H4 New housing development Modifications MM35, MM38, MM63, MM64					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
						made: The modifications have no substantive implications for this objective.
4. Pollution	Detrimental impact on existing areas of poor air quality - along A628 - to be avoided. Development to take into account impacts on air quality and noise and from artificial light.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Likely; Geographical scale: Buxton; Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	The intent of MM35 and MM38 is to help protect and improve the condition of the Peak District Dales Special Area of Conservation where phosphate levels have been highlighted as a potential concern in the Habitat Regulations Assessment. Modifications are likely to result in positive effects.	+	+	+	Likelihood / certainty: Likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: By reducing the flow through Buxton Sewage Treatment Works, the ability of that Works to continue to help meet phosphate targets in the River Wye is supported.
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	The intent of MM35 and MM38 is to help protect and improve the condition of the Peak District Dales Special Area of Conservation, supporting biodiversity in the River	+	+	+	Likelihood / certainty: likely; Geographical scale: Local Plan area Temporary / permanent: permanent; Assumptions made: By

7 Matrices with appraisal of Main Modifications

SA Objective	Policies EQ1 Climate Change and H4 New housing development Modifications MM35, MM38, MM63, MM64					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
		Wye. Modifications are likely to result in positive effects.				reducing the flow through Buxton Sewage Treatment Works, the ability of that Works to continue to help meet phosphate targets in the River Wye is supported.
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
8. Townscape and heritage assets	Historic and cultural elements that contribute to the character and appearance of individual towns and villages to be protected and enhanced.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Likely; Geographical scale: Glossopdale; Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
9. Landscape character and natural assets	Need to protect and reinforce landscape character to maintain and strengthen local distinctiveness and sense of place. New development to	The intent of MM35 and MM38 is to help protect and improve the condition of the Peak District Dales Special Area of Conservation, supporting water quality in the River	+	+	+	Likelihood / certainty: likely; Geographical scale: Glossopdale and National Park; Temporary / permanent: permanent

7 Matrices with appraisal of Main Modifications

SA Objective	Policies EQ1 Climate Change and H4 New housing development Modifications MM35, MM38, MM63, MM64					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
	conserve and enhance cultural landscape assets as well as other natural assets including water courses and ancient woodlands.	Wye. Modifications are likely to result in positive effects.				Assumptions made: By reducing the flow through Buxton Sewage Treatment Works, the ability of that Works to continue to help meet phosphate targets in the River Wye is supported.
10. Flood risk	New development to be located in flood zone 1. Water efficiency measures to be supported and SuDS required. Minimise discharge of phosphates into River Wye and support other water quality objectives.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain; Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely; Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
12. Health	Support active travel and deliver good quality, open green space, particularly in areas of less affluence;	The intent of Modifications MM63 and MM64 is to help ensure that new homes are designed to meet the needs of an ageing population.	+	+	+	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: Permanent

7 Matrices with appraisal of Main Modifications

SA Objective	Policies EQ1 Climate Change and H4 New housing development Modifications MM35, MM38, MM63, MM64					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
	support health and independence in old age and ensure adequate health infrastructure.	Modifications are likely to result in positive effects.				Assumptions made: Modifications MM63 and MM64 will help to ensure that people are enabled to live in homes that suit their personal needs and circumstances, contributing positively to their health and well-being.
13. Access	Journey lengths to key services and facilities to be minimised.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: unknown Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
14. Community safety and cohesion	Support for mixed use developments, strong neighbourhood centres and active street frontages. Safety and crime prevention to be addressed by new development.	The intent of Modifications MM63 and MM64 is to help ensure that new homes are designed to meet the needs of an ageing population. Modifications are likely to result in positive effects.	+	+	+	Likelihood / certainty: Uncertain Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: Modifications MM63 and MM64 will help to ensure that people are enabled to live in homes that suit their personal needs and

7 Matrices with appraisal of Main Modifications

SA Objective	Policies EQ1 Climate Change and H4 New housing development Modifications MM35, MM38, MM63, MM64					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
15. Homes for all	Need to increase the number of affordable homes, especially in Glossopdale; and ensure provision of extra care / sheltered housing to meet needs of older people.	The intent of Modifications MM63 and MM64 is to help ensure that new homes are designed to meet the needs of an ageing population. The modifications allow some flexibility as the evidence of need does not justify its application in all circumstances. Modifications are likely to result in positive effects.	+	+	+	circumstances, contributing positively to their health and well-being. Likelihood / certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: Modifications MM63 and MM64 will help to ensure that people are enabled to live in homes that suit their personal needs and circumstances. Flexibility in H4 will ensure that there is no adverse impact on the viability of development.
16. Leisure and recreation	Support provision of locally accessible opportunities for physical activity and other cultural and leisure activities; also provide new allotment space and other opportunities for community food growing.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
Summary of significant effects:						

7 Matrices with appraisal of Main Modifications

SA Objective	Policies EQ1 Climate Change and H4 New housing development Modifications MM35, MM38, MM63, MM64							
	Summary of baseline	Nature of effect (quantified where possible)			ST	MT	LT	Justification for assessment
The intent of modifications MM35 and MM38 is to help protect and improve the condition of the Peak District Dales Special Area of Conservation where phosphate levels have been highlighted as a potential concern in the Habitat Regulations Assessment ⁽¹⁾ . The modifications are likely to result in positive effects on the protection of international sites, biodiversity and water quality. The intent of modifications MM63 and MM64 is to help ensure that new homes are designed to meet the needs of an ageing population. The modifications are likely to result in positive effects on health, community cohesion and the provision of homes for all. On this basis it is considered that the main modifications to Policies EQ1 and H4 would result in positive effects.								

1. High Peak Local Plan Submission version HRA Report, Examination Library document reference F4

7 Matrices with appraisal of Main Modifications

Policies EQ3 and EQ3a Rural Development

Table 16 Assessment Table for modifications to Policies EQ3 and EQ3a

SA Objective	Policies EQ3 Rural development and EQ3a Green Belt development Modifications MM40, MM41					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Modifications clarify support for rural employment development. This is likely to result in long term positive effects.	0	0	+	Likelihood / certainty: likely Geographical scale: local plan area Temporary / permanent: permanent Assumptions made: Modification MM40 will help to ensure that appropriate employment development in the countryside is supported.
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: local plan area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
3. Tourism	Strength of visitor economy to be supported and maintained.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.

7 Matrices with appraisal of Main Modifications

SA Objective	Policies EQ3 Rural development and EQ3a Green Belt development Modifications MM40, MM41					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
4. Pollution	Detrimental impact on existing areas of poor air quality - along A628 - to be avoided. Development to take into account impacts on air quality and noise and from artificial light.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Likely; Geographical scale: Local Plan area; Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely; Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely; Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made:

7 Matrices with appraisal of Main Modifications

SA Objective	Policies EQ3 Rural development and EQ3a Green Belt development Modifications MM40, MM41					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
8. Townscape and heritage assets	Historic and cultural elements that contribute to the character and appearance of individual towns and villages to be protected and enhanced.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	The modifications have no substantive implications for this objective. Likelihood / certainty: Likely; Geographical scale: Local Plan area; Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
9. Landscape character and natural assets	Need to protect and reinforce landscape character to maintain and strengthen local distinctiveness and sense of place. New development to conserve and enhance cultural landscape assets as well as other natural assets including water courses and ancient woodlands.	Modifications provide additional detail and clarification relating to support for rural development. Policy EQ3 and other policies in the plan provide protection for landscape character. Effect of the modifications on this objective is uncertain and dependent on implementation.	?	?	?	Likelihood / certainty: Uncertain; Geographical scale: Local Plan area and National Park Temporary / permanent: permanent Assumptions made: Whilst the intent of the modifications is to provide clarification of support for rural development, application of other policies in the plan will ensure any development does not have an adverse impact on landscape character and the setting of the National Park.
10. Flood risk	New development to be located in flood zone 1. Water efficiency measures to be supported and SuDS	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain; Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made:

7 Matrices with appraisal of Main Modifications

SA Objective	Policies EQ3 Rural development and EQ3a Green Belt development Modifications MM40, MM41					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
	required. Minimise discharge of phosphates into River Wye and support other water quality objectives.					The modifications have no substantive implications for this objective.
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Modifications provide additional detail and clarification relating to support for rural development. Policy EQ3 and other policies in the plan support delivery of development in sustainable locations. Effect of the modifications on this objective is uncertain and dependent on implementation.	?	?	?	Likelihood / certainty: Uncertain; Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: Whilst the intent of the modifications is to provide clarification of support for rural development, application of other policies in the plan will ensure development is delivered in sustainable locations.
12. Health	Support active travel and deliver good quality, open green space, particularly in areas of less affluence; support health and independence in old age and ensure adequate health infrastructure.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: Permanent Assumptions made: The modifications have no substantive implications for this objective.

7 Matrices with appraisal of Main Modifications

SA Objective	Policies EQ3 Rural development and EQ3a Green Belt development Modifications MM40, MM41					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
13. Access	Journey lengths to key services and facilities to be minimised.	Modifications provide additional detail and clarification relating to support for rural development. Policy EQ3 and other policies in the plan support delivery of development in sustainable locations. Effect of the modifications on this objective is uncertain and dependent on implementation.	?	?	?	Likelihood / certainty: Uncertain; Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: Whilst the intent of the modifications is to provide clarification of support for rural development, application of other policies in the plan will ensure development is delivered in sustainable locations which will help to minimise journey lengths to key services.
14. Community safety and cohesion	Support for mixed use developments, strong neighbourhood centres and active street frontages. Safety and crime prevention to be addressed by new development.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
15. Homes for all	Need to increase the number of affordable homes, especially in Glossopdale; and ensure provision of extra care /	Modifications provide additional detail and clarification relating to support for rural development including new	+/?	+/?	+/?	Likelihood / certainty: Uncertain; Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: Modification MM40 will help to

7 Matrices with appraisal of Main Modifications

SA Objective	Policies EQ3 Rural development and EQ3a Green Belt development Modifications MM40, MM41					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
	sheltered housing to meet needs of older people.	residential development. Effect of the modifications on this objective is likely to be positive but dependent on implementation.				ensure that appropriate residential development in the countryside is supported.
16. Leisure and recreation	Support provision of locally accessible opportunities for physical activity and other cultural and leisure activities; also provide new allotment space and other opportunities for community food growing.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
Summary of significant effects: Modifications MM40 and MM41 will help to ensure that appropriate development in the countryside, including in the Green Belt, is supported. Whilst the intent of the modifications is to provide clarification of support for rural development, application of other policies in the plan will ensure any development does not have an adverse impact on landscape character and the setting of the National Park and is delivered in sustainable locations. The overall effects of the modifications are likely to be positive, but the assessment is uncertain as it is dependent upon implementation.						

7 Matrices with appraisal of Main Modifications

Location of housing development

Table 17 Assessment Table for modifications to Policy H1

SA Objective	Policy H1 Location of housing development Modification MM59					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	The modification is not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: local plan area Temporary / permanent: permanent Assumptions made: The modification has no substantive implications for this objective.
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	The modification is not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: local plan area Temporary / permanent: permanent Assumptions made: The modification has no substantive implications for this objective.
3. Tourism	Strength of visitor economy to be supported and maintained.	The modification is not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modification has no substantive implications for this objective.

7 Matrices with appraisal of Main Modifications

SA Objective	Policy H1 Location of housing development Modification MM59					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
4. Pollution	Detrimental impact on existing areas of poor air quality - along A628 - to be avoided. Development to take into account impacts on air quality and noise and from artificial light.	The modification is not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Likely; Geographical scale: Local Plan area; Temporary / permanent: permanent Assumptions made: The modification has no substantive implications for this objective.
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	The modification is not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modification has no substantive implications for this objective.
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	The modification is not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely; Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modification has no substantive implications for this objective.
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	The modification is not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent

7 Matrices with appraisal of Main Modifications

SA Objective	Policy H1 Location of housing development Modification MM59					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
						Assumptions made: The modification has no substantive implications for this objective.
8. Townscape and heritage assets	Historic and cultural elements that contribute to the character and appearance of individual towns and villages to be protected and enhanced.	Effect of the modifications on this objective is likely to be neutral but assessment is uncertain as effects are dependent on implementation.	?/0	?/0	?/0	Likelihood / certainty: Uncertain; Geographical scale: Local Plan area; Temporary / permanent: permanent Assumptions made: Modifications are likely to result in development on greenfield sites not currently allocated in the Plan; however criteria set out in H1, and the implementation of other policies, should ensure new development is well related to the existing pattern of development and of an appropriate scale for the settlement.
9. Landscape character and natural assets	Need to protect and reinforce landscape character to maintain and strengthen local distinctiveness and sense of place. New development to conserve and enhance cultural	Modifications to H1 include providing greater flexibility to support unallocated sites and commits the Council to consider approving	?/0	?/0	?/0	Likelihood / certainty: Uncertain; Geographical scale: Local Plan area and National Park Temporary / permanent: permanent Assumptions made:

7 Matrices with appraisal of Main Modifications

SA Objective	Policy H1 Location of housing development Modification MM59					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
	landscape assets as well as other natural assets including water courses and ancient woodlands.	sustainable sites that adjoin the built up area boundary, where various criteria are met, with or without a five year supply of deliverable sites. Effect of the modifications on this objective is likely to be neutral but the assessment is uncertain as effects are dependent on implementation.				Modifications are likely to result in development on greenfield sites not currently allocated in the Plan; however criteria set out in H1, and the implementation of other policies, should ensure new development does not have a significant adverse impact on the character of the countryside.
10. Flood risk	New development to be located in flood zone 1. Water efficiency measures to be supported and SuDS required. Minimise discharge of phosphates into River Wye and support other water quality objectives.	The modification is not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain; Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modification has no substantive implications for this objective.
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Modifications to H1 include providing greater flexibility to support unallocated sites. Effect of the modifications on	0/?	0/?	0/?	Likelihood / certainty: Uncertain; Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions

7 Matrices with appraisal of Main Modifications

SA Objective	Policy H1 Location of housing development Modification MM59					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
		this objective is likely to be neutral but the assessment is uncertain as effects are dependent on implementation.				made: Whilst the intent of the modifications is to provide greater flexibility in supporting unallocated sites, application of other policies in the plan should ensure development is delivered in sustainable locations.
12. Health	Support active travel and deliver good quality, open green space, particularly in areas of less affluence; support health and independence in old age and ensure adequate health infrastructure.	The modification is not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: Permanent Assumptions made: The modification has no substantive implications for this objective.
13. Access	Journey lengths to key services and facilities to be minimised.	Modifications to H1 include providing greater flexibility to support unallocated sites. Effect of the modifications on this objective is likely to be neutral but the assessment is uncertain as effects are dependent on implementation.	0/?	0/?	0/?	Likelihood / certainty: Uncertain; Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: Whilst the intent of the modifications is to provide greater flexibility in supporting unallocated sites, application of the H1 policy criteria and other policies in the plan should

7 Matrices with appraisal of Main Modifications

SA Objective	Policy H1 Location of housing development Modification MM59					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
						ensure development is delivered in sustainable locations helping to minimise journey lengths to key services.
14. Community safety and cohesion	Support for mixed use developments, strong neighbourhood centres and active street frontages. Safety and crime prevention to be addressed by new development.	The modification is not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain; Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: The modification has no substantive implications for this objective.
15. Homes for all	Need to increase the number of affordable homes, especially in Glossopdale; and ensure provision of extra care / sheltered housing to meet needs of older people.	Modification MM59 is likely to result in positive effects on this objective.	+	+	+	Likelihood / certainty: likely Geographical scale: Local Plan area; Temporary/permanent: permanent; Assumptions made: Modifications to H1 (MM59) include greater flexibility in supporting unallocated sites, monitoring of windfall completions annually, review of the Local Plan as necessary to bring forward additional sites for housing and giving consideration to the

7 Matrices with appraisal of Main Modifications

SA Objective	Policy H1 Location of housing development Modification MM59					Justification for assessment
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	
						approval of sustainable sites that adjoin the built up area boundary - where various criteria are met - with or without a five year supply of deliverable sites. These measures are designed to ensure that the Local Plan boosts significantly the supply of housing, in line with the Framework.
16. Leisure and recreation	Support provision of locally accessible opportunities for physical activity and other cultural and leisure activities; also provide new allotment space and other opportunities for community food growing.	The modification is not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modification has no substantive implications for this objective.
Summary of significant effects: Modifications to H1 (MM59) include greater flexibility in supporting unallocated sites, monitoring of windfall completions annually, review of the Local Plan as necessary to bring forward additional sites for housing and giving consideration to the approval of sustainable sites that adjoin the built up area boundary - where various criteria are met - with or without a five year supply of deliverable sites. These measures are designed to ensure that the Local Plan boosts significantly the supply of housing, in line with the Framework and are likely to result in a positive effect on the objective to provide homes for all. Modifications are likely to result in development on greenfield sites not currently allocated in the Plan; however criteria set out in H1, and the implementation of other policies, should ensure new development is well related to the existing pattern of development; is of an appropriate scale for the settlement; would						

7 Matrices with appraisal of Main Modifications

SA Objective	Policy H1 Location of housing development Modification MM59					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
not have a significant adverse impact on the character of the countryside and is delivered in sustainable locations, helping to minimise journey lengths to key services. The effects of modification MM59 on the objectives to protect townscape and landscape characters and access and sustainable transport are likely to be neutral, but the assessment against these objectives is uncertain as the effects are dependent on implementation.						

7 Matrices with appraisal of Main Modifications

Strategic development sites

Table 18 Assessment Table for modifications to Policy DS15

SA Objective	Policy DS15 Land at Hogshaw, Buxton Modification MM96					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Buxton; Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Buxton; Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
3. Tourism	Strength of visitor economy to be supported and maintained.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain Geographical scale: Buxton Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
4. Pollution	Detrimental impact on existing areas of poor air quality - along A628 - to be avoided. Development to	MM96 identifies that land adjoining the housing allocation will be reserved for railway infrastructure	0/?	0/?	0/?	Likelihood / certainty: Uncertain; Geographical scale: Buxton; Temporary / permanent: permanent Assumptions made: Since MM96

7 Matrices with appraisal of Main Modifications

Policy DS15 Land at Hogshaw, Buxton Modification MM96						
SA Objective	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
	take into account impacts on air quality and noise and from artificial light.	development. There is potential for negative impacts from noise or vibration unless these impacts are addressed through the detailed implementation of the infrastructure scheme.				states that housing proposals should not prejudice the delivery of railway infrastructure or vice versa, infrastructure proposals should be subject to EIA and any identified impacts on future residents of the site identified and avoided or mitigated.
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Likely Geographical scale: Buxton Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	MM96 includes greater clarity over the need, if required, to compensate for any loss of the nature conservation interest. This is likely to result in a positive effect on this objective.	+	+	+	Likelihood / certainty: Uncertain; Geographical scale: Buxton Temporary / permanent: permanent Assumptions made: Layout proposes development principally taking place on greenfield land to the eastern side of Nun Brook, this would mean that the Wildlife Site remained undisturbed.

7 Matrices with appraisal of Main Modifications

SA Objective	Policy DS15 Land at Hogshaw, Buxton Modification MM96					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Buxton; Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
8. Townscape and heritage assets	Historic and cultural elements that contribute to the character and appearance of individual towns and villages to be protected and enhanced.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Likely; Geographical scale: Buxton; Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
9. Landscape character and natural assets	Need to protect and reinforce landscape character to maintain and strengthen local distinctiveness and sense of place. New development to conserve and enhance cultural landscape assets as well as other natural assets including water courses and ancient woodlands.	MM96 provides additional detail and clarification concerning the required landscaping scheme. This is likely to result in a positive effect on this objective.	+	+	+	Likelihood / certainty: likely; Geographical scale: Buxton; Temporary / permanent: permanent Assumptions made: MM96 includes requirement for a comprehensive masterplan to be informed by a landscape and visual impact assessment and construction of an appropriate landscape framework.

7 Matrices with appraisal of Main Modifications

SA Objective	Policy DS15 Land at Hogshaw, Buxton Modification MM96					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
10. Flood risk	New development to be located in flood zone 1. Water efficiency measures to be supported and SuDS required. Minimise discharge of phosphates into River Wye and support other water quality objectives.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Unknown Geographical scale: Buxton Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely; Geographical scale: Buxton; Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
12. Health	Support active travel and deliver good quality, open green space, particularly in areas of less affluence; support health and independence in old age and ensure adequate health infrastructure.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely; Geographical scale: Buxton; Temporary / permanent: Permanent Assumptions made: The modifications have no substantive implications for this objective.

7 Matrices with appraisal of Main Modifications

SA Objective	Policy DS15 Land at Hogshaw, Buxton Modification MM96					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
13. Access	Journey lengths to key services and facilities to be minimised.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain; Geographical scale: Buxton; Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
14. Community safety and cohesion	Support for mixed use developments, strong neighbourhood centres and active street frontages. Safety and crime prevention to be addressed by new development.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain; Geographical scale: Buxton; Temporary/permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
15. Homes for all	Need to increase the number of affordable homes, especially in Glossopdale; and ensure provision of extra care / sheltered housing to meet needs of older people.	The intent of MM96 is to reflect the findings of the Site Delivery Report (Examination library ref. X15) in order to help ensure that an appropriate development can be brought forward on the site. This is likely to result in a positive effect on this objective.	+	+	+	Likelihood / certainty: likely; Geographical scale: Buxton; Temporary/permanent: permanent Assumptions made: MM96 includes provision of additional flexibility for future developers including by removing the requirements to provide a bridge crossing of the Nun Brook and emergency access via Hogshaw Villas. This improves the prospects for development coming forward.

7 Matrices with appraisal of Main Modifications

SA Objective	Policy DS15 Land at Hogshaw, Buxton Modification MM96					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
16. Leisure and recreation	Support provision of locally accessible opportunities for physical activity and other cultural and leisure activities; also provide new allotment space and other opportunities for community food growing.	Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Buxton Temporary / permanent: permanent Assumptions made: MM96 provides additional flexibility for future developers including flexibility over the total amount of public open space to be provided for recreation and amenity space, however this will be subject to compliance with adopted local plan policies.
Summary of significant effects: MM96 identifies that land adjoining the housing allocation will be reserved for railway infrastructure development. There is potential for negative impacts from noise or vibration unless these impacts are addressed through the detailed implementation of the infrastructure scheme. MM96 includes greater clarity over the need, if required, to compensate for any loss of the nature conservation interest and for details of the required landscaping scheme. These measures are likely to result in a positive effects on biodiversity and landscape character. The intent of MM96 is to reflect the findings of the Site Delivery Report (Examination library ref. X15) in order to help ensure that an appropriate development can be brought forward on the site. This is likely to result in a positive effect on the objective to deliver homes for all.						

7 Matrices with appraisal of Main Modifications

Table 19 Assessment Table for new policies DS21, DS22, DS23, DS24

SA Objective	Policies DS21 Roughfields, Glossop; DS22 North Road, Glossop; DS23 South of Macclesfield Road, Whaley Bridge; DS24 Market Street Depot, Buxton Modifications MM83, MM84, MM95, MM104					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
1. Economic development	Economic growth to be supported, with a more balanced employment distribution by sector. Supply of suitable employment land required.	The sites are existing housing allocations. Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: local plan area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
2. Town Centres	Need to maintain and enhance vitality and viability of High Streets and town and village centres.	The sites are existing housing allocations. Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: local plan area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
3. Tourism	Strength of visitor economy to be supported and maintained.	The sites are existing housing allocations. Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Uncertain Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
4. Pollution	Detrimental impact on existing areas of poor air quality - along A628 - to be	Modifications require a transport assessment. MM104 requires a contamination assessment.	0	0	0	Likelihood / certainty: Likely; Geographical scale: Buxton; Temporary / permanent:

7 Matrices with appraisal of Main Modifications

SA Objective	Policies DS21 Roughfields, Glossop; DS22 North Road, Glossop; DS23 South of Macclesfield Road, Whaley Bridge; DS24 Market Street Depot, Buxton Modifications MM83, MM84, MM95, MM104					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
	avoided. Development to take into account impacts on air quality and noise and from artificial light.	Taken together these modifications are not likely to result in additional effects on this objective.				permanent Assumptions made: Any potential impacts on air quality from increase in traffic associated with the developments would be identified and addressed through transport assessments.
5. International, national, local wildlife sites	Need to protect designated sites, optimise their condition and improve their connectivity.	The sites are existing housing allocations. Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: Likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
6. Biodiversity	Aim to achieve a net gain for biodiversity and enhanced natural networks.	Modifications require a wildlife and nature conservation assessment. Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely; Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: Any potential impacts on biodiversity would be identified and addressed through ecological assessments.
7. Energy and climate change	Need to reduce carbon emissions and deal with the impacts of climate change.	The sites are existing housing allocations. Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made:

7 Matrices with appraisal of Main Modifications

SA Objective	Policies DS21 Roughfields, Glossop; DS22 North Road, Glossop; DS23 South of Macclesfield Road, Whaley Bridge; DS24 Market Street Depot, Buxton Modifications MM83, MM84, MM95, MM104					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
8. Townscape and heritage assets	Historic and cultural elements that contribute to the character and appearance of individual towns and villages to be protected and enhanced.	The sites are existing housing allocations. MM104 requires consideration of impact on the adjacent Conservation Area and an archaeological assessment. Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	The modifications have no substantive implications for this objective. Likelihood / certainty: Likely; Geographical scale: Local Plan area; Temporary / permanent: permanent; Assumptions made: Other policies in the Plan will control impacts of development on this objective. The modifications have no substantive implications for this objective.
9. Landscape character and natural assets	Need to protect and reinforce landscape character to maintain and strengthen local distinctiveness and sense of place. New development to conserve and enhance cultural landscape assets as well as other natural assets including water courses and ancient woodlands.	Modifications require preparation of a masterplan to include a landscape plan and measures to reduce any impact on the National Park. Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Local Plan area and National Park Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
10. Flood risk	New development to be located in flood zone 1. Water efficiency measures	Modifications MM83 and MM84 require a site specific flood risk assessment. Taken together	0	0	0	Likelihood / certainty: Unknown Geographical scale: Local Plan area Temporary / permanent:

7 Matrices with appraisal of Main Modifications

SA Objective	Policies DS21 Roughfields, Glossop; DS22 North Road, Glossop; DS23 South of Macclesfield Road, Whaley Bridge; DS24 Market Street Depot, Buxton Modifications MM83, MM84, MM95, MM104					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
	to be supported and SuDS required. Minimise discharge of phosphates into River Wye and support other water quality objectives.	these modifications are not likely to result in additional effects on this objective.				permanent Assumptions made: Other policies in the Plan will control impacts of development on this objective. The modifications have no substantive implications for this objective.
11. Sustainable transport	Locate new development in areas allowing choice of sustainable travel modes and good road network. Improve healthy travel networks.	The sites are existing housing allocations. Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
12. Health	Support active travel and deliver good quality, open green space, particularly in areas of less affluence; support health and independence in old age and ensure adequate health infrastructure.	The sites are existing housing allocations. Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: Permanent Assumptions made: The modifications have no substantive implications for this objective.
13. Access	Journey lengths to key services and facilities to be minimised.	The sites are existing housing allocations. Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: unknown Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made:

7 Matrices with appraisal of Main Modifications

SA Objective	Policies DS21 Roughfields, Glossop; DS22 North Road, Glossop; DS23 South of Macclesfield Road, Whaley Bridge; DS24 Market Street Depot, Buxton Modifications MM83, MM84, MM95, MM104					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
14. Community safety and cohesion	Support for mixed use developments, strong neighbourhood centres and active street frontages. Safety and crime prevention to be addressed by new development.	Modifications require contributions to infrastructure. MM83 requires safeguarding of a site for a new County Primary School and Nursery. MM104 requires retention of public car parking within the site. Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	The modifications have no substantive implications for this objective. Likelihood / certainty: Uncertain Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
15. Homes for all	Need to increase the number of affordable homes, especially in Glossopdale; and ensure provision of extra care / sheltered housing to meet needs of older people.	The sites are existing housing allocations. Modifications require the provision of the required proportion of affordable homes. Taken together these modifications are not likely to result in additional effects on this objective.	0	0	0	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary/permanent: permanent Assumptions made: The modifications have no substantive implications for this objective.
16. Leisure and recreation	Support provision of locally accessible opportunities for physical activity and other cultural and leisure	The sites are existing housing allocations. MM83 requires protection of the existing public open space. Taken together	0	0	0	Likelihood / certainty: likely Geographical scale: Local Plan area Temporary / permanent: permanent Assumptions made:

7 Matrices with appraisal of Main Modifications

SA Objective	Policies DS21 Roughfields, Glossop; DS22 North Road, Glossop; DS23 South of Macclesfield Road, Whaley Bridge; DS24 Market Street Depot, Buxton Modifications MM83, MM84, MM95, MM104					
	Summary of baseline	Nature of effect (quantified where possible)	ST	MT	LT	Justification for assessment
	activities; also provide new allotment space and other opportunities for community food growing.	these modifications are not likely to result in additional effects on this objective.				The modifications have no substantive implications for this objective.
Summary of significant effects: The sites are existing housing allocations. No additional significant effects were identified from the assessment of the strategic development site policies. Many of the requirements identified in the policies are mitigation measures designed to address effects identified in the appraisal of the site allocations.						

