

High Peak Local Plan Additional Modifications Schedule – December 2015 incorporating Further additional modifications approved at Full Council 14 April 2016 and Post Full Council modifications

This schedule includes all ‘additional modifications’ that the council proposes to make to the High Peak Local Plan Submission Version August 2014 (Examination Library ref. A1¹) in addition to the main modifications recommended by the Inspector in his letter dated 23rd October 2015 (Examination Library ref. Z1²)

Section 23(3) of the Planning and Compulsory Purchase Act 2004 (as modified by the Localism Act 2011) states that a local planning authority may adopt a Plan with main modifications and additional modifications “if the additional modifications (taken together) do not materially affect the policies that would be set out in the document if it was adopted with the main modifications but no other modifications”.

Accordingly, the additional modifications are minor in nature and fall into the following broad categories:

- Factual updates where circumstances have changed
- Corrections to supporting text and information to ensure consistency with the Local Plan and main modifications
- Grammatical and typographical corrections
- Clarification

Each modification has a unique reference number shown in the left-hand column of the schedule. All additional modifications are listed together in Plan order to make it easier to read them alongside the High Peak Local Plan Submission Version (August 2014). This schedule should also be read alongside the Schedule of Main Modifications (Examination Library ref. AA1) and High Peak Local Plan Further Changes to the Policies Map document (Examination Library ref. AA3).

Deleted text is shown using ~~strikethrough~~ and additional text is underlined. Text in *italics* describes a change to be made, rather than presenting an extract from the Local Plan text itself.

¹ High Peak Local Plan Submission Version - <http://highpeak.objective.co.uk/file/3100739>

² Inspector’s letter to the Council regarding main modifications - <http://highpeak-consult.limehouse.co.uk/file/3637682>

PLEASE NOTE: feedback is only sought on identified modifications. Comments should not be submitted regarding other matters that have already been considered.

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
AM1	4	1.1	<p><i>Amend paragraph 1.1 as follows:</i></p> <p>The High Peak Local Plan – Submission document has been produced by the Borough Council as part of preparing High Peak's Local Plan. The submission plan builds on the earlier options consultation held during September and October 2012, the Preferred Option Consultation held in February and March 2013 and the Additional Consultation held in December 2013 to February 2014. It contains policies and identifies sites for development (i) or protection, setting out the Council's final draft.</p>	To update the text.
AM2	4	1.2	<p><i>Amend 2nd sentence as follows:</i></p> <p>The High Peak Local Plan also needs to be consistent with the Government's planning principles and policies as set out in the National Planning Policy Framework(ii), see section 4.22 1.17.</p>	To correct reference
AM3	4	1.4	<p><i>Amend paragraph 1.4 as follows:</i></p> <p>This submission document The Plan is accompanied by a draft Sustainability Appraisal <u>Report Statement</u>, (the full report of which will incorporate an Equalities Impact Assessment to be published at the Submission stage), a Habitat Regulations Assessment Report and Policies Maps.</p>	To correct references to documents
AM4	5	1.7	<p><i>Amend paragraph 1.7 as follows:</i></p> <p>Initial consultation on the options for the new High Peak Local Plan took place over a six week period in September and October 2012, the Preferred Option in February 2013, the Additional Consultation in December 2013 and the submission Plan April 2014.</p>	To update the text.
AM5	5	1.8	<p><i>Amend paragraph 1.8 as follows:</i></p> <p>Reports of the consultation feedback received by the Council <u>are</u> is available on the Borough Council web-site. This feedback and</p>	Grammatical correction and to update the text.

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
			<p>other evidence was used as a basis for in the preparation of the Local Plan – the publication of this Submission document.</p>	
AM6	5	After 1.8	<p><i>Insert following new section:</i></p> <p>The Development Plan in High Peak</p> <p><u>The Development Plan comprises of those adopted statutory planning documents which set out the policies and proposals for the development and use of land and buildings in the authority's area. Decisions on planning applications are required to be made in accordance with the policies in the Development Plan unless material considerations indicate otherwise. The material considerations could include national planning policy or significant local issues that have arisen since the Development Plan was prepared.</u></p> <p><u>The Development Plan for High Peak Borough consists of the following:</u></p> <p><u>High Peak Local Plan</u></p> <p><u>The High Peak Local Plan sets out the development strategy, strategic and development management policies and land designations for the parts of High Peak that lie outside of the Peak District National Park. The 'saved policies' in the adopted Local Plan (March 2005) form part of the Development Plan until such time as they are replaced by the policies in this Local Plan for the period 2011 to 2031 (Map 1). The Local Plan relates to a wide range of planning issues including; housing, business, the environment, health and well being, infrastructure and design. Dependant on the location and type of development, other Development Plans in High Peak Borough may be applicable during the determination of planning applications.</u></p> <p><u>Peak District National Park</u></p>	For clarification

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
			<p><u>The Peak District National Park Authority is the planning authority with responsibility for plans and proposals within the National Park. The Peak District National Park Core Strategy was adopted in 2011. It provides the spatial strategy and strategic policies for the National Park up to the year 2026. A Development Management Policies Development Plan Document for the Peak District National Park is under preparation.</u></p> <p><u>Development proposals within the High Peak Local Plan area must also have regard to the National Park. High Peak Borough Council has a duty to have regard to the purposes of the National Park as specified in the Environment Act 1995, namely;</u></p> <p style="padding-left: 40px;"><u>(i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the national parks; and</u> <u>(ii) to promote opportunities for the understanding and enjoyment of the special qualities [of the parks] by the public.</u></p> <p><u>Accordingly, the vision, objectives, spatial strategy, and policies of the High Peak Local Plan support the purposes of the National Park. In particular, policies of the High Peak Local Plan require proposals in the plan area to protect the setting and character of the National Park.</u></p> <p><u>Waste and Minerals</u></p> <p><u>Derbyshire County Council and Derby City County are responsible for waste and minerals plan preparation in Derbyshire, excluding the Peak District National Park. Waste and minerals planning applications in High Peak (excluding the Peak District National Park) are determined by Derbyshire County Council.</u></p> <p><u>As such, within the High Peak Local Plan area the issue of minerals is covered by the Derby and Derbyshire Minerals Plan (adopted April 2000 and amended November 2002). The issue of</u></p>	

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			<p><u>waste is contained in the Derby and Derbyshire Waste Plan (adopted March 2005). The 'saved policies' in those two plans also form part of the development plan for High Peak. They include saved policies relating to Minerals Consultation Areas (MCA's) and procedures to ensure that the County Council is consulted on non-minerals development in those areas. These policies should be taken into account during the consideration of development proposals. In addition, there are policies in the adopted Minerals Local Plan covering minerals safeguarding and prior extraction which may also be applicable to non-minerals applications in High Peak.</u></p> <p><u>In due course the new Derbyshire and Derby Minerals local Plan will review the Mineral Safeguarding Areas (MSAs) and Mineral Consultation Areas (MCAs) to prevent the unnecessary sterilisation of surface mineral resources in the Plan area. This is likely to include mineral resources within High Peak.</u></p> <p><u>Within the defined MSAs and MCAs, defined by the Derbyshire and Derby Minerals Local Plan the presence of the mineral resource will be considered by High Peak Borough Council in development management processes. National Planning Policy requires Authorities to ensure that minerals of local and national importance are not needlessly sterilised by non-mineral development. It also requires the prior extraction of minerals to be considered in these areas where practicable and feasible, if it is necessary for non-mineral development to take place. In the Derbyshire County Council area decisions will take into account the policies of the Derbyshire and Derby Minerals Local Plan. The revised MSAs and MCAs once adopted by the Derbyshire and Derby Minerals Local Plan will be illustrated on the Policies Map accompanying the High Peak Local Plan.</u></p> <p><u>In addition, consideration will be given to the policy and advice set out in the National Planning Policy Framework and the National Planning Practice Guide. This includes the need to safeguard</u></p>	

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			<u>existing, planned and potential minerals storage, handling and transport sites to ensure that sites for these purposes are available should they be needed and prevent sensitive or inappropriate development that would conflict with the use of sites identified for these purposes. The Borough Council is working with Derbyshire County Council to develop a joint approach to identify and safeguard such sites.</u>	
AM7	5	1 st paragraph Green Box	<i>Amend 1st para of box below paragraph 1.11 as follows:</i> In the Parish of Chapel-en-le-Frith, a Neighbourhood Plan is already under preparation <u>has been prepared</u> . The Chapel-en-le-Frith Neighbourhood Development Plan identifies sites for development and addresses other issues including countryside, infrastructure and transport. As a result, this High Peak Local Plan document does not include development site allocations in Chapel-en-le-Frith Parish.	To update the text
AM8	5	2 nd paragraph Green Box	<i>Amend 2nd para of box below paragraph 1.11 as follows:</i> Development sites identified in the Neighbourhood Plan need to be <u>are</u> consistent with the development approach and strategy in the High Peak Local Plan and in particular with the strategy for the Central Area - of which which Chapel-en-le-Frith Parish is a part.	To update text and correct grammatical error
AM9	6	1.16	<i>Add following sentence to para 1.16:</i> Under the Duty to Cooperate, an agreement has been made with Cheshire East Council for that authority to accommodate 500 dwellings out of High Peak's objectively assessed need for housing. This is due to development constraints in High Peak. Further details are provided in the Housing section of the Local Plan. The Borough Council will continue to work with other authorities to meet its objectively assessed needs. In order to demonstrate effective and on-going cooperation, the Borough Council is also working on agreements with other adjacent authorities which will set out a framework for cooperation and future collaboration on key strategic cross-boundary issues.	To update the text and to clarify how the authority is meeting its Duty to Cooperate.
AM10	7	1.17	<i>Amend paragraph 1.17 as follows:</i>	To update the text.

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			Policies in emerging plans — such as this High Peak Local Plan submission document —will also be material considerations in planning decisions.	
AM11	7	1.19	<p><i>Amend paragraph 1.19 as follows:</i></p> <p>The new Planning Policy Guidance (PPG), <u>which accompanies and elaborates on the NPPF</u>, is also a material consideration in planning decisions.</p>	For clarification
AM12	7 & 8	1.20	<p>This consultation <u>The Plan</u> is supported by a number of other documents that have helped to shape the options. They include:</p> <ul style="list-style-type: none"> • Derbyshire Dales and High Peak Housing Target Options Paper (December 2011)- background document considering potential housing targets in relation to household and population growth projections, housing need and land supply, the economy and environment, infrastructure and policy objectives. • Strategic Housing Land Availability Assessment 2009 & 2014 - an assessment of the availability of potential housing sites. • The 2008 Peak Sub Region Strategic Housing Market Assessment (SHMA) – identifies key issues and solutions to housing in the area. • The 2014 Strategic Housing Market Assessment (SHMA) - updates the 2008 study. <u>Includes updates in April & August 2014 and May 2015</u> • Strategic Housing Needs Survey - provides information about affordable housing needs at the sub-regional and local authority level, and for urban and rural sub-areas. • Affordable Housing Viability Assessment (January 2010)- an assessment of the viability of affordable housing provision in the High Peak. 	To update the evidence

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
			<ul style="list-style-type: none"> • <u>Sustainability Appraisal (SA) and Scoping Report Update (September 2012), SA for Preferred Options (February 2013), SA for Additional Consultation (December 2013), SA for Submission Version (April 2014), Equality Impact Assessment (April 2014), SA (final) for Submission Version (August 2014)</u> - appraisal of the sustainability of the <u>Plan</u> options subject to consultation. • <u>Habitat Regulations Assessment: Preferred Options HRA (February 2013), Submission Version HRA (March 2014), Addendum to Submission Version HRA (August 2014)</u> - to determine whether the draft plan could have significant effects on the conservation objectives of any European protected nature conservation site. • 2012 Infrastructure appraisals - overview of infrastructure issues and potential needs in each sub-area. • <u>Duty to Cooperate Statements (April, August & September 2014)</u> Details how the Council met its obligations under the Duty to Cooperate. • Household and population forecasts - projections of population growth and household formation in High Peak and each of its component sub-areas. • 2009 Peak Sub-Region Employment Land Review - assessment of long term business needs, land requirements and employment land designations. • <u>2013 Employment Land Review and Employment Land Review Update 2014</u> - updates the site assessments of the 2009 study. • 2014 Objective Assessment of Employment Land Need - updates that employment land requirements of the 2009 Employment Land Review • 2009 Peak Sub-Region Retail and Town Centre Study - assessment of shopping patterns and long terms needs. • 2013 Quantitative Retail Study Update and 2014 	

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			<p>Addendum - updates retail requirements specified in the 2009 study</p> <ul style="list-style-type: none"> • Peak Sub-Region Strategic Flood Risk Assessment (2008) & High Peak Viability Assessment Level 2 SFRA (July 2014) - to provide information and advice about flood risk to contribute to assessment of options for land allocation. • Peak Sub-Region Open Space, Sport and Recreation Study ; (February/April 2009 & May 2011)- an assessment of the existing and future needs for open space, sports and recreational facilities. • Peak Sub-Region Climate Change study (July 2009) - focusing on the capacity and potential for renewable and low carbon technologies. • Plan and Site Viability Study (April 2014) - an assessment of the viability of the whole plan and sites. • Landscape impact assessment (January 2014 & July & August 2014 updates)- considers the sensitivity and capacity of the Borough's countryside to accommodate development and to consider the impact of proposed levels of High Peak housing supply and distribution on the Peak District National Park. The study also considers whether the Green Belt boundary is appropriate • High Peak Local Plan Transport Study (July 2014) - provides an assessment of the cumulative impact of planned development of the highways network and identifies suitable mitigation measures • A6 Corridor Study (August 2014) - identifies long term transport demands along the A6 corridor (highways, public transport and freight) in High Peak and the neighbouring authorities of Cheshire East and Stockport and recommended a mitigation strategy • Community Infrastructure Levy Study (May 2013) - considers the scope for a levy in High Peak • Derbyshire Gypsy and Travellers Accommodation 	

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			<u>Assessment 2009 & The Derby, Derbyshire, Peak National Park & East Staffordshire Gypsy & Traveller Accommodation Assessment 2014</u> - an assessment of needs of gypsy, travellers and traveling showpeople that will be available in May 2014	
AM13	12	2.18	<p><i>Amend 2nd sentence as follows:</i></p> <p>Absolute household growth projections suggest that this trend is set to continue, with an 18% increase in the number of households in the High Peak predicted up to 2026. (HMA, page 67).</p> <p>The 2012-based household projections confirmed that household growth will continue over the plan period with an average growth of 262 households annually (High Peak Housing Needs Study 2012-based SNHP Update, 2015). This growth does not reflect any adjustments to address market signals, the affordability of housing or to support the economy.</p>	To update evidence to correspond with information discussed at examination
AM14	17	Figure 2 (Key Diagram)	<p><i>Add following Larger Villages to the Key Diagram map:</i> <u>Charlesworth, Furness Vale, Peak Dale and Tintwistle</u></p> <p><i>Amend map key as follows:</i> <u>Larger Village</u></p>	To ensure consistency with Local Plan Policy S2 (Settlement Hierarchy)
AM15	17	Figure 2 (Key Diagram)	<p><i>Amend Sub-Area housing figures as follows:</i></p> <p>Glossopdale 1307-1694 <u>958-1242</u> Central Area 1452-1597 <u>1065-1171</u> Buxton 1548-2081 <u>1136-1526</u></p>	To ensure consistency with main modification MM11.
AM16	27	4.14 – Alternative Development Approaches	<p><i>Amend 1st sentence as follows:</i></p> <p>A number of alternative development approaches have been considered, assessed and consulted on at various stages prior to the preparation of the preferred option <u>submission</u> Local Plan.</p>	Correction

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
AM17	32	S2	<i>Amend 1st paragraph under 'Other Rural Areas' as follows:</i> In all other areas outside of the settlement boundary of settlements, including those villages, hamlets and isolated groups of buildings in the Green Belt and the Open Countryside which do not have a settlement boundary as defined on the Policies Maps, development will be strictly limited to that which has an essential need to be located in the countryside or comprises affordable housing in accordance with policies EQ3 and H6.	For consistency with the references to 'Countryside' elsewhere in the Local Plan
AM18	32	S2	<i>Amend 3rd paragraph under 'Other Rural Areas' as follows:</i> The general extent of the Green Belt and the area defined as Open Countryside as defined in the Policies Map will be protected and maintained for the plan period.	To clarify that the whole extent of the green belt will be protected and for consistency with the references to 'Countryside' elsewhere in the Local Plan
AM19	35	4.48	<i>Add following sentence at beginning of paragraph:</i> <u>The NPPF requires that local authorities use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework. The Local Plan therefore seeks to meet assessed needs as far as possible having regard to any significant environmental and infrastructure constraints.</u>	For consistency with the NPPF.
AM20	35	4.52	<i>Amend 3rd sentence as follows:</i> The significant environmental constraints to development in High Peak are the Peak District National Park and any impacts on the National Park and its setting from the development of land outside it; the Green Belt taking account of potential areas which could be removed (see para. 4.53 4.47);	To correct reference
AM21	36	4.54	<i>Amend 2nd sentence as follows:</i> Table 2 below shows the net requirement to be identified in the plan on new sites after taking account of past completions <u>and</u> current commitments (see Appendix 4 for details), the shortfall since 2006 and the Peak District National Park contribution.	For clarification

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AM22	36	4.56	<i>Amend 4th sentence as follows:</i> In accordance with government guidance, the Council has been engaging constructively, actively and on an ongoing basis with these 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 <u>4.64</u> below for further information).	To correct reference
AM23	37	4.59	<i>Amend 4th sentence as follows:</i> The purpose of the Housing Trajectory is to highlight the robustness and soundness of the overall housing strategy in the Core Strategy <u>Local Plan</u> and how it is likely to perform in relation to the housing requirements.	To correct typographic error
AM24	37	4.60	<i>Amend paragraph as follows:</i> The distribution of housing between the sub-areas is based on the strategy of growth spread between all market towns and larger villages, taking account of infrastructure constraints in Glossop and Buxton and meeting household projections in the Central area. A number of alternative distribution options have been considered, assessed and consulted <u>on</u> during the early stages of preparation of the Local Plan. This <u>has</u> informed the proportion of the plan area's housing for each sub-area. A range is given for each sub-area in order to provide flexibility in the delivery of housing over the plan area.	To correct typographic error
AM25	40	4.68	<i>Add following new paragraph:</i> <u>Table 5 indicates the forecasted change in numbers of jobs over the plan period for each sector. These are trend based projections only and do not reflect the implications of policies and strategies intended to address these trends. The level of employment land provision identified in Policy S4 plans for a greater number of jobs as it takes account of a wide range of factors other than forecasted change.</u>	To clarify the status of the figures in table 5.

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AM26	41	4.72	<i>Amend 1st sentence as follows:</i> The 2014 Employment Land Review Update advises that the future employment land requirements (within Use Class B) for the Local Plan area should be in the range of 25 <u>40</u> to 65 <u>80</u> hectares (gross) over the plan period.	To reflect the latest evidence in the Employment Land Requirements Study July 2014															
AM27	41	4.73	<i>Amend paragraph as follows:</i> The bottom end of the range of the land requirement (25 <u>40</u> ha) reflects employment forecasts for jobs within sectors with a need for B use class land as outlined below. <u>This includes both a baseline forecast (Oxford Economics) and a “policy on” forecast which increased jobs growth rates in High Peak in potential growth sectors (as identified in the Growing the Rural economy: Evidencing the case for the Peak District report) to the same level as those for the UK where they were higher than those for the Borough.</u> These forecasts are translated into land requirements in the Employment Land Review by applying employment densities (m ² per FTE job) and plot ratios (% of a development site occupied by employment floorspace).	To reflect the latest evidence in the Employment Land Requirements Study July 2014															
AM28	42	4.74	<i>Amend paragraph as follows:</i> <u>The middle of the range (43.65ha) reflects requirements in relation to the projected labour supply (ONS 2011-based SNPP) and the objectively assessed need for housing (470 dwellings per annum).</u> The top of the range (65 <u>80</u> ha) relates to the past take up of employment land in High Peak. This has averaged 2.37ha (net) per year. An additional allowance for the replacement of estimated losses of employment land and two years additional supply (<u>equal to two years of average take up</u>) to provide a margin for choice was applied to scenarios across the range.	To reflect the latest evidence in the Employment Land Requirements Study July 2014															
AM29	42	Table 6	<i>Replace table with following:</i> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="5">Table 6 Gross employment land (2011-2031) requirement scenarios (Ha)</th> </tr> <tr> <th><u>Scenario</u></th> <th><u>Net requirement(ha)</u></th> <th><u>Margin of choice</u></th> <th><u>Allowance for losses over plan</u></th> <th><u>Gross land requirement (ha)</u></th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Table 6 Gross employment land (2011-2031) requirement scenarios (Ha)					<u>Scenario</u>	<u>Net requirement(ha)</u>	<u>Margin of choice</u>	<u>Allowance for losses over plan</u>	<u>Gross land requirement (ha)</u>						To reflect the latest evidence in the Employment Land Requirements Study July 2014
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					<u>(2 year average take up) (ha)</u>	<u>period (ha)</u>		
			<u>Jobs growth (Oxford Economics baseline)</u>	<u>5.84</u>	<u>5.72</u>	<u>28</u>	<u>39.56</u>	
			<u>Jobs growth ("policy on")</u>	<u>6.83</u>	<u>5.72</u>	<u>28</u>	<u>40.54</u>	
			<u>Past take up</u>	<u>47.33</u>	<u>5.72</u>	<u>28</u>	<u>81.04</u>	
			<u>Labour supply (ONS 2011-based SNPP)</u>	<u>9.93</u>	<u>5.72</u>	<u>28</u>	<u>43.65</u>	
			<u>Labour supply (470 dpa)</u>	<u>9.93</u>	<u>5.72</u>	<u>28</u>	<u>43.65</u>	
AM30	42	4.75	<p><i>Amend 2nd sentence as follows:</i> This included plots current allocations, vacant plots on existing industrial estates, land with scope for redevelopment and additional sites identified through consultation.</p>					Typographical correction
AM31	43	4.77	<p><i>Amend paragraph as follows:</i> On the basis of the broad range of employment land requirements, the availability of potentially suitable employment land and completions since the start of the plan period (2011) the Local Plan proposes to accommodate at least 45.216ha <u>gross of employment land</u> over the plan period. A further breakdown of the nature of employment land supply proposed is provided in Table 40 9.</p>					For clarification
AM32	44	S4	<p><i>Amend top bullet point as follows:</i></p> <ul style="list-style-type: none"> Encouraging and making provision for office development within, particularly within the Main Market Towns 					Grammatical correction

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AM33	44	S4 Supporting Guidance & Evidence	Include reference to Employment Land Review Site Assessment	Additional supporting evidence
AM34	47	4.84	<p><i>Add following additional text to end of paragraph:</i></p> <p><u>This approach was adopted by the Council during the preparation of the Trans-Pennine Feasibility Study which was prepared by the Department for Transport in conjunction with the Highways Agency during 2014/15. The study was informed by a stakeholder reference group, including High Peak Borough Council. The study took account of development proposals in the Local Plan in determining the extent of future traffic growth.</u></p> <p><u>The aim of the Trans-Pennine Feasibility Study was to identify the opportunities and understand the case for future investment solutions on trans-Pennine routes that will improve connectivity between Manchester and Sheffield, and that are deliverable, affordable and offer value for money. This included the consideration of A57 and A628 in Glossopdale. The subsequent Road Investment Strategy published by Government in December 2014 proposed a £170 million investment package which included:</u></p> <ul style="list-style-type: none"> • <u>Mottram Moor link road</u> • <u>A57(T) to A57 link road (the Glossop Spur)</u> • <u>A628 climbing lanes</u> • <u>Safety and technology improvements</u> <p><u>A study was also announced to consider the feasibility of a Trans-Pennine Tunnel to improve road access between Manchester and Sheffield.</u></p>	To make reference to the Trans-Pennine Study and its implications In response to representations from the Highways Agency

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			<p><u>The above proposals will be subject to further detailed consideration, consultation and statutory procedures by the relevant agencies. The Borough Council will review and respond to the plans as they progress.</u></p> <p><u>Developments in the Glossopdale area that require a Transport Assessment may be required to consider the A57/A628 junction in order to further identify impacts and highlight further possible improvements. Accordingly, Transport Assessments in the Glossopdale area should be scoped with the Highways Agency in order to determine whether specific consideration of the A57/A628 junction is required</u></p>	
AM35	50	S5 (1)	<p><i>Amend 3rd bullet point as follows:</i></p> <ul style="list-style-type: none"> • Maintaining a strategic gap between Glossop and Hadfield, <u>as identified on the Policies Map.</u> <p>Extent of strategic gap to be amended to exclude area off Dinting Road and Shaw Lane which now has planning permission (see map).</p>	For clarification
AM36	50	S5 (1)	<p><i>Amend 4th bullet point as follows:</i></p> <ul style="list-style-type: none"> • Identifying Local Green Spaces at George Street, Glossop and Padfield, <u>as identified on the Policies Map.</u> 	For clarification
AM37	51	S5 (4)	<p><i>Amend 1st bullet point as follows:</i></p> <ul style="list-style-type: none"> • Working with partner organisations to enable improvements to school capacity in the area. In particular the following sites will be safeguarded for educational purposes, <u>as identified on the Policies Map.</u> 	For clarification
AM38	53	4.105	<p><i>Add following additional sentence:</i> <u>New Mills also has a variety of visitor attractions including the Heritage & Information Centre Museum, the Art Theatre and Spring Bank Arts Centre, the Hydro Electric scheme in the Torrs, the Millennium Bridge, and The Sett Valley Trail.</u></p>	In response to representation to provide fuller description of New Mills

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AM39	55	S6 (1)	<i>Amend 4th bullet point as follows:</i> Working with partner organisations to develop the Peak Forest tramway as a multiuser trail <u>and supporting the development of other Green Infrastructure in accordance with Local Plan Policy EQ7</u>	In response to representation from Natural England
AM40	56	S6 (4)	<i>Amend 2nd bullet point as follows:</i> Working with partner organisations to enable improvements to school capacity in the area. In particular the following sites will be safeguarded for educational purposes, <u>as identified on the Policies Map:</u>	For clarification
AM41	59	4.128	<i>Amend 2nd sentence as follows:</i> There are substantial areas of land within <u>and around the edge of</u> the town which can accommodate new development and contribute to sustainable economic growth within the town and support the regeneration of certain areas.	Typographical correction and to clarify that it also includes sites on the edge of the built up area.
AM42	60	S7 (1)	<i>Amend 3rd bullet point from top of page as follows:</i> <ul style="list-style-type: none"> Designating two Green Wedges between Harpur Hill and Buxton to prevent coalescence and maintain the environmental and amenity value of the land, <u>as identified on the Policies Map:</u> check that these are identified 	For clarification
AM43	61	S7 (3)	<i>Amend 3rd bullet point as follows:</i> <ul style="list-style-type: none"> Encouraging the growth of tourism including the provision of additional visitor accommodation and facilities that reflect Buxton's status <u>as</u> a spa town at the heart of the Peak District 	Grammatical correction
AM44	61	S7 (4)	<i>Amend 2nd bullet point as follows:</i> <ul style="list-style-type: none"> Working with partner organisations to enable improvements to school capacity in Buxton. In particular, land will be safeguarded off Green Lane, Buxton to accommodate the re-location of outdoor sports pitches from the existing Buxton Community School site, <u>as identified on the Policies Map.</u> This will enable the development of additional capacity on the school site. 	For clarification

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
AM45	62	4.128	<i>Add following additional sentence:</i> <u>A new Local Centre is proposed to serve new housing development and the existing Harpur Hill community within the Ashbourne Road and Foxlow Farm allocation as set out in policies CF1 and DS18.</u>	For clarification and in response to representation
AM46	62	S7 Supporting Guidance and Evidence	Add 'Strategic Housing Market Assessment :2014'	Additional supporting evidence
AM47	64	5.9	Delete paragraph	To reflect deletion of reference to wind turbines in MM37
AM48	71	EQ2	<i>Amend 1st bullet point as follows:</i> Requiring that development has particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, such as trees and woodlands, hedgerows, walls, streams, ponds, rivers, <u>ecological networks</u> or other topographical features	For clarification
AM49	71	EQ2	<i>Amend 3rd bullet point as follows:</i> Requiring that development proposals protect <u>and/or</u> enhance the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park	For clarification
AM50	71	5.30	<i>Add following sentence at end of paragraph:</i> <u>These should be incorporated where appropriate.</u>	For clarification
AM51	72	5.34	The detailed boundaries of the Green Belt around High Peak - as marked on the policies map - were laid down in the North West Derbyshire Green Belt Local Plan, adopted in December 1990. The Green Belt boundary has been subject to a review as part of the work undertaken to prepare this High Peak Local Plan. The <u>Green Belt</u> is defined as the area northwards from Whaley Bridge between the boundaries of the Peak District National Park, Cheshire, Stockport and Tameside. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. <u>In order to ensure that the Green Belt will endure for and beyond the plan period, the Green Belt boundary around the</u>	For clarification

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
			<u>towns and the larger villages has been subject to a review as part of the work undertaken to prepare this High Peak Local Plan. This has resulted in the removal of some land at Furness Vale from the Green Belt.</u>	
AM52	72	5.36	<i>Amend paragraph as follows:</i> In the event that there is an identified need for pitch provision for gypsies, travellers or travelling show people within the Plan Area, potential sites will be assessed against the criteria set out in Policy H7 and will need to be in accordance with Policy EQ3. <u>Any planning application for gypsy and traveller pitches will also be assessed against the criteria set out in Policy H7 and will need to be in accordance with Policy EQ3.</u>	For clarification that gypsy and traveller sites may be an appropriate use in the countryside.
AM53	82	EQ6	<i>Combine last bullet point regarding Area of Archaeological Interest with 3rd bullet point on Buxton Area of Archaeological Interest as follows:</i> Ensuring that development within the Area of Archaeological Interest as identified on the Policies Map does not have a significant adverse impact on any known or yet to be discovered heritage assets. Planning conditions and/or obligations will be agreed to ensure that archaeological or heritage features and recorded and retained intact in situ. Where this is impractical, such features will be appropriately excavated and recorded prior to destruction. Within the Buxton Area of Archaeological Interest are <u>development proposals should be</u> informed by desk-based assessment / field evaluation as appropriate to assess the potential for impacts on Roman archaeology in accordance with sub-area strategy S7.	For consistency and to keep requirements relating to Areas of Archaeological Potential together.
AM54	83	EQ6 Supporting Guidance and Evidence	Update Heritage At Risk Register from 2012 to 2013 and the Counting Our Heritage project and Local Heritage Register (under preparation) to be added.	In response to representation from English Heritage
AM55	87	EQ7 Supporting Guidance and Evidence	Include the High Peak Sport and Active Recreation Strategy 2014-2017	For clarification

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
AM56	91	5.96	<i>Amend 3rd sentence as follows:</i> A <u>Viability Assessment</u> : Level 2 SFRA has <u>also</u> been undertaken <u>of specific proposed allocations</u> to help ensure that where development is necessary within Flood Zones 2 or 3, it is safe and will not increase flood risk elsewhere.	To clarify the nature of the level 2 SFRA
AM57	94	EQ10: Supporting Evidence & Guidance	<i>Amend as follows:</i> <u>Viability Assessment: Level 2</u> Strategic Flood Risk Assessment, <u>Level 2</u> ; 2014	To clarify the nature of the level 2 SFRA
AM58	95/96	5.119	<i>Amend last sentence as follows:</i> Development within the countryside will be supported <u>where a rural location can be justified and subject to wider Local Plan policies in exceptional circumstances</u> to maintain an appropriate balance between the Local Plan objectives to both support the local economy and protect the environment.	To ensure consistency with main modifications MM40 and MM55
AM59	96	5.120	<i>Amend 3rd sentence as follows:</i> The Council will work collaboratively with applicants and shareholders <u>stakeholders</u> to ensure that the aims of the charter are achieved for relevant proposals.	Typographical correction
AM60	97	E1 Supporting Guidance & Evidence	<i>Amend text as follows:</i> <ul style="list-style-type: none"> • <u>Employment Land Review Site Assessments (2014)</u> 	To update evidence to correspond with information discussed at examination
AM61	97	5.123	<i>Amend 2nd sentence as follows:</i> Redevelopment opportunities within Primary Employment Zones are identified in the Employment Land Review <u>Site Assessments</u> which will be monitored and updated on an annual basis.	Correction to title of document
AM62	99	E2 Supporting Guidance & Evidence	<i>Amend text as follows:</i> <ul style="list-style-type: none"> • <u>Employment Land Review Site Assessments (2014)</u> 	To update evidence to correspond with information discussed at examination
AM63	99	5.127	<i>Amend paragraph as follows:</i> The proposed Primary Employment Zones are currently designated as such in taken forward from the adopted Local Plan Saved Policies (2008). To reflect proposals in the Local Plan Proposed Options, <u>These have been reviewed, in the light of which</u> changes to the Primary Employment Zone boundary at	Factual updates and to address typographical errors

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
			Turnlee Road / Charlestown Road, Glossop, Newtown, New Mills and Furness Vale Industrial Estate will be <u>are</u> made. The former employment land allocation adjoining Thornsett Industrial Estate will <u>has</u> also be re-designated to form part of the Primary Employment Zone and reflect its planning history.	
AM64	101	E3 Supporting Guidance & Evidence	<i>Amend text as follows:</i> <ul style="list-style-type: none"> <u>Employment Land Review Site Assessments (2014)</u> 	To update evidence to correspond with information discussed at examination
AM65	101	5.129	<i>Amend paragraph as follows:</i> <u>There may also be circumstances where the land or building is no longer suitable for continuation of in employment use, for example where the business or industrial use may also no longer be compatible with neighbouring properties or uses such as housing in terms of its impact on the local environment or amenity for example.</u>	For clarification
AM66	102	5.131	<i>Add following additional sentence:</i> <u>This policy does not apply to any business or industrial land or buildings which are allocated for an alternative use as these will have already been assessed through the plan making process.</u>	For clarification
AM67	104	E5 Supporting Guidance & Evidence	<i>Amend text as follows:</i> <ul style="list-style-type: none"> <u>Employment Land Review Site Assessments (2014)</u> 	To update evidence to correspond with information discussed at examination
AM68	104	5.134	<i>Amend 1st sentence as follows:</i> Table & 9 below outlines the supply of employment land as proposed in the High Peak Local Plan	Correction
AM69	105	5.137	<i>Amend first 3 sentences as follows:</i> Much of <u>the</u> existing visitor spending in High Peak is within the National Park. However, the main towns outside of the National Park are destinations in their own right through the provision of facilities and attractions such as theatres, museums, visitor centres, historic parks, sports and recreation. should <u>These</u> also support the wider Peak District tourism industry by acting as service centres through the provision of complementary accommodation, services and other facilities.	Grammatical correction.

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
AM70	107	E6	<p><i>Amend 5th point as follows:</i></p> <ul style="list-style-type: none"> • <u>The provision of new visitor and cultural attractions and facilities that expand the breadth and quality of the tourism offer without prejudice to the character of the Peak District</u> 	Typographical correction
AM71	109	5.143	<p><i>Move heading 'Location of Housing Development' to follow para. 5.144 and insert following new paragraph below heading:</i></p> <p><u>The Local Plan seeks to deliver a wide choice of high quality housing in appropriate locations to meet the needs of all residents in the Borough. This will be achieved through a range of measures to promote housing development on suitable sites and to ensure that there is a continuous supply of land to meet the needs identified in the Local Plan.</u></p>	To clarify the aims of policy H1
AM72	110	5.145 – 5.146	Delete paragraphs	For consistency following removal of Policy H2 (MM60)
AM73	111	5.149	<p><i>Amend 3rd sentence as follows:</i></p> <p>The allocated sites will give a total indicative provision for the plan area of 3,147 <u>2,850</u> additional dwellings over the plan period based on an average density of 30 dwellings per hectare.</p>	To reflect correction of error in published Local Plan and planning commitments for North Road and Charlestown Works sites.
AM74	112	5.150	<p><i>Amend paragraph as follows:</i></p> <p>The phasing is indicative and will be dependent on viability study to be undertaken which will inform the submission version of the plan <u>has been informed by evidence from the Plan and Site Viability Study.</u> In the policy below the sites have been categorised as either early (E), middle (M) or late (L) phases. These correspond with 5 year periods 2016-2021, 2021-2026, 2026-2031 as described in Policy S3. The trajectory in appendix 2 is based on this indicative phasing.</p>	For clarification
AM75	112	5.150	<p><i>Add following additional paragraph:</i></p> <p><u>Development of these sites should meet the requirements of the other policies within the plan, particularly in relation to heritage assets</u></p>	For clarification and in response to representation from English Heritage
AM76	112	Notice of correction after para 5.150	<i>Remove notice of correction from the Plan</i>	To update text
AM77	113	H3- C14	<i>Remove Rear of Laneside Road, New Mills (C14) from the table in</i>	This was included in the Submitted version in

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
			<i>Policy H3</i>	error
AM78	113	H3 – Land off Dukes Drive, Buxton	Amend boundary of site to include small parcel of additional land fronting onto Dukes Drive (see map) and to delete reference to playing fields on map.	To ensure whole of the area is comprehensively addressed and to correct mapping error.
AM79	116	5.159	<i>Amend 1st sentence as follows:</i> There are several types of affordable housing, however the predominant tenures are either being social rented, affordable rent or intermediate housing.	Grammatical correction
AM80	118	H6	<i>Amend 2nd bullet point as follows:</i> <ul style="list-style-type: none"> The affordable housing would meet a genuine local need as defined in the Local Plan <u>Affordable Housing Supplementary Planning Document</u> 	To clarify that the SPD will define local need
AM81	122	5.171	<i>Amend paragraph as follows:</i> Contrary to the 2009 assessment, the 2013 Retail Study and Addendum have not identified an overriding need to allocate land for a food store. This is due to various factors, including a limited quantitative capacity in the short to medium term of the plan period, an increase in market share of main food shopping retained by the town centre and the broad range of choice already available. The need for additional retail will be reviewed again during the plan period. This <u>will be informed by annual monitoring data of vacancy rates in Glossop town centre.</u> The Woods Mill area (edge of centre) has previously been identified in the draft Woods Area Action Plan DPD (now abandoned) and the Preferred Options Local Plan as the preferred location for a new food store. However, as the quantitative case has reduced, it is now considered that a new food store at Woods Mill could only be justified on regeneration grounds. Applications for retail of 200m2 or above outside of the town centre at Woods Mill will therefore have to <u>should</u> comply with the impact and sequential test requirement outlined in this policy.	For clarification
AM82	123	5.178	<i>Amend paragraph as follows:</i> No site in New Mills town centre or edge-of-centre has been identified to accommodate a development and opportunities are limited. Consequently, proposals for a food store in an out-of-	Typographical correction and to ensure consistency with main modification MM68

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
			centre location that is easily accessible to New Mills town centre will be considered. Proposals will still need to comply with the impact and sequential site selection tests. New Mills East may provide a suitable location for a store due to absence of convenience retail on this side of town. The majority of future housing growth planning in New Mills is also on the eastern edge of the town.	
AM83	125	5.188	<i>Amend 2nd sentence as follows:</i> Total floorspace <u>for town centre uses in</u> the Local Centre will be less than 2500m2.	To ensure consistency with main modification MM69.
AM84	125	5.188	<i>Add following new paragraph:</i> <u>Tables 10 and 11 identify the convenience and comparison retail capacity for the relevant market town catchment areas within the District up to 2031 derived from the Retail Study Update. These are indicative only of the amount of floorspace required in order to address identified qualitative and quantitative deficiencies in retail floorspace.</u>	In order to clarify the intentions of tables 10 and 11.
AM85	126	Tables 10 and 11	Change date of '2018' to ' <u>2013</u> '	Typographical correction
AM86	129	5.189	<i>Amend 1st sentence as follows:</i> As the two main town centres in High Peak, Glossop and Buxton provide <u>a</u> greater range of shops, services and other complementary uses.	Typographical correction
AM87	128	5.190	<i>Amend paragraph as follows:</i> In Glossop, the Primary Shopping Frontages include sections of High Street, West, High Street, East, George Street, Henry Street, Norfolk Square and Victoria Street. In Buxton, the Primary Shopping Frontages lie wholly within the defined Primary Shopping Area which is centred around the retail cluster at Spring Gardens.	Typographical correction
AM88	130	5.192	<i>Amend paragraph as follows:</i> The approach towards infrastructure including health and social care, transport, utilities, <u>waste management</u> and communications is to make the most of the capacity of existing infrastructure, encouraging behavioural change where this will enable more	For consistency with main modification MM71.

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
			efficient use of the existing infrastructure, remedying any major deficiencies in existing infrastructure and providing new infrastructure that is needed to serve the new development proposed in the Local Plan.	
AM89	131	5.194	<i>Add following additional sentence to paragraph:</i> <u>Where possible opportunities should be taken to make a positive contribution to the Green Infrastructure of the Borough by linking to existing networks of biodiversity and Green Infrastructure in accordance with Local Plan Policy EQ7.</u>	For consistency
AM90	132	5.199	<i>Amend final sentence as follows:</i> Details will be set out in a Developer Contributions SPD and will be subject to viability appraisal <u>to ensure development is not made undeliverable as a result of the requirements of the SPD.</u>	To clarify that any requirements arising from the SPD must not make sites undeliverable
AM91	135	CF5	<i>Amend 3rd bullet point as follows:</i> <ul style="list-style-type: none"> Resisting proposals involving the loss of community assets and facilities (including land in community use, community/village halls, village shops and post offices, schools, nurseries, places of worship, health services, care homes, convenience stores, libraries, public houses, museums, performing arts venues and other community facilities) unless it can be demonstrated that the existing use is no longer financially or commercially viable and there are no other means of maintaining the facility, or an alternative facility of the same type is available or can be provided in an accessible location. 	Grammatical correction
AM92	135	5.209	<i>Amend last sentence as follows:</i> Public transport, highways and other complementary improvements are have been identified by these studies to help address identified issues.	Typographical correction
AM93	136	CF6	<i>Amend 4th bullet point under 'Supporting transport infrastructure and services' as follows:</i> <ul style="list-style-type: none"> Encourage<u>ing</u> and promote<u>ing</u> improvements to public transport networks in association with the Local Highway Authority, Network Rail and other providers 	Grammatical correction

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
AM94	138	CF6 Supporting Guidance and Evidence	Add 'High Peak Local Plan Transport Study' (2014)'	Additional supporting evidence
AM95	138	5.214	<i>Add following at end of paragraph:</i> <u>A Developer Contributions SPD will provide detail of how contributions will be calculated. This will be subject to a viability appraisal to ensure that any requirements do not undermine development viability.</u>	For clarification and to accord with NPPF.
AM96	139	CF7 Supporting Guidance and Evidence	Add 'High Peak Community Infrastructure Levy (CIL) Viability Study (2013)'	Additional supporting evidence
AM97	140	6.3	<i>Amend 1st sentence as follows:</i> Woods Mill (Policies H3(G16) and E5) is one of the last areas in Glossop requiring extensive regeneration.	For clarification of related policies
AM98	142	6.14	<i>Amend 2nd sentence as follows:</i> The impact assessment should draw on information in the latest retail study to in order to ensure that it is undertaken on a consistent basis as far as possible.	Typographical error
AM99	142	6.17	<i>Amend 2nd sentence as follows:</i> Significant works <u>are</u> likely to be required to provide a suitable access to the site from High Street East.	Typographical error
AM109	144	6.21	<i>Amend 1st sentence as follows:</i> This elevated site (Policy H3(G23)) was formerly the site of the Dinting Railway Museum.	For clarification of related policy
AM101	144	6.23	<i>Amend 1st sentence as follows:</i> Site G20 Land off Dinting Road (Policy H3(G20)) is adjacent to this site which could be developed to provide an alternative access.	For clarification of related policy
AM102	145 - 166	DS2, DS3, DS4, DS5, DS6, DS7, DS8, DS9, DS11, DS12,	<i>Amend following phrase within each policy:</i> Development will be subject to compliance with adopted <u>other relevant</u> Local Plan policies....	To clarify the intention of the policy requirement to comply with other relevant policies in this Local Plan

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
		DS15, DS16, DS17, DS18		
AM103	145	6.27	<i>Amend 1st and 2nd sentence as follows:</i> This 3.9ha brownfield site (<u>Policies H3(G31) and E5</u>) contains a large number of redundant mill buildings. It lies on either side of Charlestown Road within <u>the</u> current built-up area boundary of Glossop, and forms a key 'gateway' site to the town.	For clarification of related policies and to correct typographical error
AM104	145	6.28	<i>Amend paragraph as follows:</i> The site is now considered to be unsuited to modern employment use in its present form. An <u>outline</u> planning application for new residential and business development (ref. HPK/2013/0597 - Proposed demolition of existing structures and erection of up to 100 dwellings including 14 in the conversion of the former office building, 1660sm of B1 commercial floor space, and including restoration of the former mill pond to create public open space) is currently pending <u>was approved in March 2014.</u>	To reflect the recent permission.
AM105	145	DS3	<i>Amend last bullet point as follows:</i> <ul style="list-style-type: none"> • A Transport Appraisal Assessment 	To correct the terminology
AM106	146	6.31	<i>Amend 1st and 4th sentence as follows:</i> This 6.3ha greenfield site (<u>Policy H3(G32)</u>) adjoins existing housing development at Simmondley and is close to the Gamesley Sidings Wildlife site. Access to the site is <u>currently</u> via an unadopted road off Simmondley Lane <u>which</u> - This road currently serves a limited number of houses, and formerly served a tip which is part of the site and which would require remediation in any development. The 2014 <u>Viability Assessment: Level 2 Strategic Flood Risk Assessment (SFRA2)</u> indicates culverts which would need further investigation.	For clarification of related site allocation policy and to clarify the current access arrangement and to clarify the nature of the level 2 SFRA.
AM107	146	DS4	<i>Amend 4th bullet point as follows:</i> Contamination and ground condition survey and site specific Flood Risk Assessment in accordance with the findings of the High Peak <u>Viability Assessment: Level 2 Strategic Flood Risk Assessment level 2;</u>	To clarify the nature of the level 2 SFRA

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
AM108	147	6.33	<i>Amend 1st sentence as follows:</i> The former Ferro Alloys site on Surrey Street (<u>Policy E5</u>) is a derelict area of some 0.85ha.	For clarification of related site allocation policy
AM109	148	New text after Policy DS6	<i>Insert new text as follows:</i> <u>Roughfields, Glossop</u> <u>This 4.7 ha greenfield site adjoins existing housing development at Hadfield. It is largely flat and part of the site is currently used a playing field and play area, which should be maintained. Part of the site, to the south east, is safeguarded for a new Primary School and nursery. This use should be protected. It is close to the Peak District National Park boundary so a masterplan which includes a landscape plan and measures to reduce the impact of the development on the National Park will be required as part of any planning application. A wildlife and nature conservation assessment will also be required.</u> <u>Access is possible from Padfield Main Road. However a transport assessment will be required which should include proposals to improve pedestrian access along Padfield Main Road.</u>	To support MM83
AM110	148	New text after Policy DS6	<i>Insert new text as follows:</i> <u>North Road, Glossop</u> <u>This 8.8ha greenfield site lies to the North of Glossop adjoining the built up area of Glossop. To the north of the site the land is designated as Green Belt. The site currently has planning permission for 150 homes which was granted in July 2015. The site is relatively prominent in the landscape and close to the Peak District National Park boundary so a masterplan which includes a landscape plan and measures to reduce the impact of the development on the National Park will be required as part of any planning application. A wildlife and nature conservation assessment will also be required.</u> <u>Access can be achieved from North Road. However a transport assessment will be required to accompany any proposals.</u>	To support MM84

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
AM111	148	6.42	<i>Amend 1st sentence as follows:</i> This relatively flat substantially undeveloped greenfield site (<u>Policy H3(C3)</u>) is currently used for open grazing.	For clarification of related site allocation policy and grammatical correction
AM112	149	6.44	<i>Amend 1st sentence as follows:</i> The site is relatively remote from New Mills centre, but being undeveloped may have archaeological potential. It is close to existing residential areas <u>although</u> with limited local services.	For clarification of the issues
AM113	149	6.47	<i>Amend 2nd sentence as follows:</i> The site is believed to be in single, private ownership with a willing owner, but further investigation is required to confirm capacity.	To confirm that the site is in single ownership.
AM114	149	6.48	<i>Amend 1st sentence as follows:</i> This substantial undeveloped greenfield site (9 hectares <u>Policy H3(C5,6,17,18)</u>) is adjacent to existing housing, including Ollersett Hall Farm, a Grade II listed building.	For clarification of related site allocation policy
AM115	150	6.50	<i>Amend paragraph as follows:</i> This is a substantial development site, and the Highways Authority has advised that development of the site could cause an adverse impact on the surrounding highway network. <u>It will be necessary therefore to undertake a Transport Assessment to determine the full impact of any proposals and identify appropriate mitigation measures.</u>	For clarification of transport requirements.
AM116	151	6.54	<i>Amend 1st sentence as follows:</i> The site (<u>Policies H3(C15) and E5</u>) comprises the former Britannia Mill buildings, brownfield land, container storage and woodland, and lies north and west of the Peak Forest Canal and Buxworth Basin.	For clarification of related site allocation policies
AM117	151	6.58	<i>Add following sentence:</i> <u>The mill buildings were largely destroyed by fire some time ago. The remnants that remain of the former mill buildings are in very poor condition.</u>	To clarify the status of the buildings on the site in response to representation from English Heritage
AM118	152	DS9	<i>Amend 5th bullet point as follows:</i> A site specific Flood Risk Assessment in accordance with the findings of the High Peak <u>Viability Assessment: Level 2 Strategic</u>	To clarify the nature of the level 2 SFRA

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
			Flood Risk Assessment level 2;	
AM119	152	6.62	<i>Amend 1st sentence as follows:</i> The site (Policy E5) comprises the Bingswood Industrial Estate and vacant land to the south and east of the river, and undeveloped land known as Hogs Yard to the north and west of the River Goyt.	For clarification of related site allocation policy
AM120	153	DS10	<i>Amend first 2 paragraphs as follows:</i> Land amounting to 6.8ha is allocated for business and mixed use development subject to compliance with adopted Local Plan policies. The majority of the area to the south and east of the River Goyt, comprising the existing industrial estate and undeveloped brownfield area to the north of the estate, should be developed for business use. Residential development of approximately 75 dwellings may be permitted on 2.5ha within the site subject to: <u>Development will be subject to compliance with other relevant Local Plan policies, and:</u>	To clarify and improve the intention of the policy requirement to comply with other relevant policies in this Local Plan
AM121	154	DS10	<i>Delete following paragraph:</i> Development is also subject to provision of flood mitigation measures in consultation with the Environment Agency. <i>Amend 7th bullet point as follows:</i> <u>A site specific Flood Risk Assessment in accordance with the findings of the High Peak Viability Assessment: Level 2 Strategic Flood Risk Assessment and provision of flood mitigation measures in consultation with the Environment Agency;</u>	This requirement is already covered elsewhere in the policy and to clarify the need for a site specific flood risk assessment
AM122	154	6.71	<i>Amend 1st sentence as follows:</i> This 3.1ha site (C46) (Policies H3(C19) and E5) lies between the River Goyt and Peak Forest canal.	To correct the reference to the related site allocation policies
AM123	155	6.75	<i>Add following text:</i> <u>Additional housing and / or live/work units may be permitted subject to the submission of an appropriate viability assessment at the time of an application to demonstrate that it is required and that it is sustainable. This would also be subject to the</u>	For consistency with main modification MM90.

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
			<u>development overall still providing improvements to the industrial estate as originally intended.</u>	
AM124	155	DS11	<i>Amend 5th bullet point as follows:</i> Provision of a comprehensive landscaping plan, including the retention of mature trees <u>to maintain low visual prominence of the site;</u>	For clarification
AM125	156	6.77	<i>Amend 1st sentence as follows:</i> Torr Vale Mill (Policy E5) is currently designated as a Regeneration Area which encourages a comprehensive redevelopment of the area to provide education, office and business use, leisure and tourism facilities and residential development necessary to enable the conversion of the mill to mixed use.	For clarification of related site allocation policy
AM126	156	6.82	<i>Amend 1st sentence as follows:</i> Any proposals for residential development within the mill or on associated <u>land</u> should be justified in line with English Heritage guidance	Correct omission
AM127	156	6.83	<i>Add following sentence to end of paragraph:</i> <u>The restoration of the mill is the priority for the site and any developer contribution requirements will be reduced or removed where a viability assessment confirms that this would be necessary to ensure the restoration of the mill.</u>	To reflect representation from English Heritage
AM128	157	DS12	<i>Amend 5th bullet point in 2nd section as follows:</i> A site specific Flood Risk Assessment in accordance with the findings of the High Peak <u>Viability Assessment: Level 2 Strategic Flood Risk Assessment level 2;</u>	To clarify the nature of the level 2 SFRA
AM129	157	6.85	<i>Amend 1st sentence as follows:</i> This policy relates to the two proposed allocations in the Newtown area of New Mills, namely the proposed housing allocation off Woodside Street (Policy H3(C7)) and the Newtown Industrial Legacy site (Policy E5).	For clarification of related site allocation policy
AM130	158	DS13	<i>Amend following phrase within policy:</i> Development will be subject to compliance with wider <u>other relevant</u> Local Plan policies, and:	For clarification and consistency

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
AM131	159	6.88	<i>Amend 1st sentence as follows:</i> The former Birch Vale Industrial Estate is designated <u>under Policy H3(C21) and as an Industrial Legacy site under Policy E5.</u>	For clarification of related site allocation policy
AM132	159	DS14	<i>Amend following phrase within policy:</i> Development will be subject to compliance with wider <u>other relevant</u> Local Plan policies, and:	To clarify and improve the intention of the policy requirement to comply with other relevant policies in this Local Plan
AM133	159	DS14	<i>Amend 5th bullet point as follows:</i> <ul style="list-style-type: none"> A site specific Flood Risk Assessment in accordance with the findings of the High Peak <u>Viability Assessment: Level 2 Strategic Flood Risk Assessment level-2;</u> 	To clarify the nature of the level 2 SFRA
AM134	159	6.89	<i>Amend 1st sentence as follows:</i> This site (Policy H3(B3 & B4)) contains the only significant area of brownfield land adjacent to the urban area in Buxton, comprising former railway sidings and a refuse tip to the north of the site.	For clarification of related site allocation policy
AM135	159	New text after Policy DS14	<i>Insert new text as follows:</i> <u>This is a 3.68 hectare greenfield site on the edge of Whaley Bridge. The policy relates to allocation of the site for approximately 83 dwellings.</u> <u>Outline planning permission on this site and land to the south was granted in May 2015 for up to 107 dwellings.</u> <u>The site is sloping semi improved grassland and contains a number of trees within it and on the periphery. It is visible from the National Park but is seen in context of the existing development. A public footpath the Midshires Way crosses the site. A masterplan will be required, which should include a landscape plan and measures to reduce the impact development on the National Park. A wildlife and nature assessment will also be required.</u> <u>Potential access to site is from Macclesfield Road and/or Linglongs Road. Development would increase the number of vehicles on Macclesfield Road and the use of the Macclesfield Road Buxton Road junction. The transport assessment should to</u>	Additional DS policy for site South of Macclesfield Road Whaley Bridge. To support MM95.

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
			<u>consider the effect of the development in relation to transport and identify measures to deal with the anticipated transport impacts of the development.</u>	
AM136	159	6.89	<i>Amend 1st sentence as follows:</i> This site (Policy H3(B3 & B4)) contains the only significant area of brownfield land adjacent to the urban area in Buxton, comprising former railway sidings and a refuse tip to the north of the site.	For clarification of related site allocation policy
AM137	160	6.90	<i>Amend 1st sentence as follows</i> Hogshaw also includes a 2ha greenfield site to the north-east which it is considered can be developed. for 31 units.	To ensure consistency with main modification MM96 and related evidence
AM138	160	6.94	<i>Amend 1st sentence as follows</i> The main constraints to development of this site is <u>are</u> developer phasing, specifically the need to provide a new access, to remediate contamination, and to undertake compensatory ecological measures, <u>if necessary</u> , before the site can be developed	Typographical correction and to ensure consistency with main modification MM96.
AM139	160	6.96	<i>Amend 1st sentence as follows</i> The L ocal P lan proposes a new roundabout at Fairfield Common which lies within the Fairfield Conservation Area	Typographical correction
AM140	160	6.96	<i>Amend last sentence as follows:</i> A local distributor standard road of approx. 265m from this roundabout would also be required to access the greenfield part of the site, with a further 150m and a bridge required to cross the Nun Brook before accessing the remainder of the site	To ensure consistency with main modification MM96 and related evidence
AM141	160	6.98	<i>Amend 2nd sentence as follows:</i> To make best use of the land resource and to enable the remediation of the whole site, it is proposed that <u>some of this land</u> it is developed for formal recreation and amenity use.	To ensure consistency with main modification MM96 and related evidence
AM142	160	6.98	<i>Add extra sentence to the end of paragraph:</i> <u>The extent of recreation and amenity space will be determined whilst having regard to the land requirements of proposals from Network Rail to extend the railway sidings and Policy CF4.</u>	To ensure consistency with main modification MM96 and related evidence

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
AM143	161	6.99	<p><i>Amend 2nd, 3rd and 4th sentences of paragraph as follows:</i></p> <p>Part of the former railway land within the allocation is also designated as a Derbyshire Wildlife Site. However, it is proposed to include most of this area within the development. If <u>development proposals would lead to the</u> To compensate for the loss of the nature conservation interest, the development should incorporate appropriate compensatory measures. This should include the translocation of the best areas of grassland, and recreation of this habitat within a further 1.2ha <u>open space along the river valley and within the allocated</u> recreational land to the north...</p>	To ensure consistency with main modification MM96 and related evidence
AM144	161	6.100	<p><i>Amend paragraph as follows:</i></p> <ul style="list-style-type: none"> Part of the site is also covered by Tree Preservation Order and the affected trees should be included in a comprehensive landscaping scheme. <u>The landscaping scheme should also retain existing landscape features where appropriate, including existing vegetation and woodland in the north of the site. Landscape features should be 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> 	To ensure consistency with main modification MM96 and related evidence
AM145	161	Insert new paragraph after 6.103	<p><i>Additional paragraph to read as follows:</i></p> <p><u>Part of the site to the west is also safeguarded to facilitate the extension of the railway sidings. The project is proposed by Network Rail to increase the length and capacity of freight trains to transport aggregates from quarries in the Buxton area. The precise extent of the sidings project has yet to be determined. However, the scheme will occupy land to the west of the allocation as identified as the indicative area for railway infrastructure on the Policies Map. Baseline noise and vibration levels at sensitive</u></p>	To ensure consistency with main modification MM96 and related evidence

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
			<u>receptors will be established quantitatively during an Environmental Impact Assessment (EIA) for the sidings project. Operational noise will be quantified and assessed as part of the Sidings Project EIA. Housing proposals should not prejudice the delivery of railway infrastructure or vice versa.</u>	
AM146	161	6.104	Amend paragraph as follows: <u>An assessment of the viability and deliverability of the site concluded that the site is deliverable within the plan period. However, some flexibility may be required in terms of developer contributions due to likely abnormal costs. The deliverability of this site is problematic. Part of the site is owned by the Borough Council, who will work with other private landowners to facilitate the development of the site, but there has been little pressure from other land owners to deliver this site and phasing is the major issue which may hinder developer interest. Major works are required to provide vehicular access before any development can start on the greenfield part of the site, and to provide all services.</u>	To ensure consistency with main modification MM96 and related evidence
AM147	161	6.105	<i>Delete paragraph:</i> Initial estimates indicate that there is insufficient value in the first phase to meet land and necessary infrastructure costs, and to fund the remediation of the contaminated area ahead of any development of the brownfield area. Consequently, the first phase of the development does not appear to be viable without substantial additional funding, including the provision of the junction with the A6 from other development.	To ensure consistency with main modification MM96 and related evidence
AM148	161	6.106	<i>Delete paragraph:</i> Therefore, further study is required to assess the extent and phasing of the works required. It is expected that this will be undertaken by the Council in 2013.	To ensure consistency with main modification MM96 and related evidence
AM149	162	6.107	<i>Amend 1st sentence as follows:</i>	For clarification of related site allocation policy

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
			This large greenfield site (Policy H3(B8)) lies to the east of a site on Granby Road formerly with planning consent (HPK/2010/0452) for housing <u>which has now expired</u> .	and latest status of site
AM150	162	6.108	<i>Add following text to end of paragraph:</i> <u>Any extension to the quarry would be subject to consideration by Derbyshire County Council in its capacity as the Minerals Planning Authority. In order to ensure that blasting at the quarry and its potential extension does not have an unacceptable adverse impact on residential properties, particularly in terms of vibration and noise, all dwellings (excluding curtilages) will be located at least 200 metres away from the potential blasting area as identified on the Policies Map until such time that blasting permanently ceases. This is expected to be beyond the plan period.</u>	To ensure consistency with main modification MM97
AM151	163	6.114	<i>Amend paragraph to read as follows:</i> The site is considered to be deliverable in the long-term. It is <u>part</u> owned by High Peak Council which is promoting its development, and it has public support. However, the final extent of the allocation will depend on the outcome of the proposed extension to Ashwood Dale quarry, and any restrictions on development to address noise and vibration from the quarry working. Access is dependent firstly on implementation of the adjacent development site, and secondly. As the site is dependent on the construction of the Fairfield link road, The site <u>it is therefore</u> likely to be delivered only later in the plan period.	To ensure consistency with main modification MM97
AM152	164	6.115	<i>Amend paragraph as follows:</i> This large greenfield site (Policy H3(B10)) is currently designated as Countryside. It is relatively close to the town centre. The centre of the site is approximately 1km from Harpur Hill Primary School. It is currently used for rough grazing, and includes a playing field. The site is bounded by Dukes Drive to the north and south. The west side is bounded by the railway and allotments.	For clarification of related site allocation policy and to reflect new Local Plan status of the site
AM153	164	6.119	<i>Add following additional text:</i>	For clarification.

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
			<u>Any alternative solution should be agreed with Network Rail.</u>	
AM154	165	6.125	<i>Amend paragraph as follows:</i> The site is considered to be deliverable in the long term. There is strong land-owner (Chatsworth Settlement Trustees) support. However, a full highways design study is required to demonstrate that access can be achieved to the standard required.	For consistency with Policy H3.
AM155	165	6.126	<i>Amend paragraph as follows:</i> This site (<u>Policy H3(B20,21,22)</u>) comprises 21.5ha of farmland on the slopes of Fox Low, a scheduled monument, to the south east of the town. To the north-east, the site is bounded by the Ashbourne Road and Staden Lane Industrial Estate. The site adjoins housing on the north-west, and extends over the ridge to adjoin housing on Harpur Hill Road to the west, and at Harpur Hill to the south. The south-east boundary adjoins open countryside. designated as Special Landscape Area in the current adopted Local Plan (March 2005).	For clarification of related site allocation policy and to reflect new Local Plan status designation.
AM156	167	6.135	<i>Amend paragraph to read as follows:</i> The site is considered to be deliverable in the early to medium-term. There is strong land owner (Hallam Land) and developer interest. The site is available and owned by one party who is very keen to deliver the scheme. The land is being promoted by a developer with significant experience in delivering well designed, sustainable extensions to settlements. In November 2014, outline planning approval was granted on the site for 375 dwellings, residential and/or retirement facility for up to 70 units, local centre containing A1-A4 uses, business use, community use, access, parking and landscaping. Should this consent lapse, a masterplan will be required to be produced for this area with the involvement of the local community.	To reflect planning approval.
AM157	167	6.137	This 2 ha site lies to the south of the Tongue Lane Industrial Estate and is currently allocated as an extension to this estate (<u>Policy E2</u>).	For clarification of related site allocation policy
AM158	168	6.138	<i>Add extra sentence at the end of the paragraph:</i> <u>A project level Habitat Regulations Assessment will be required to consider the impacts on the SAC.</u>	For consistency with main modifications MM100.

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
AM159	169	6.149	<i>Amend 1st and 3rd sentences as follows:</i> The A6 Corridor Study (draft) has identified a need for additional parking to serve Buxton Station and support greater use of public transport. The White Peak Loop Cycle project proposes to link Buxton Station with cycle trails through Buxton and out into the Peak District National Park. Develop.	Factual update and correction of typographic error
AM160	169	6.150	<i>Amend 2nd sentence as follows:</i> Here to pedestrian access is vital. <u>Suitable pedestrian access to the site from the town centre is vital.</u>	Correction of grammatical error.
AM161	169	6.151	<i>Amend 1st sentence to read:</i> Although there are no listed buildings within the site and it is not within a Conservation Area, it does fall within the settings of the adjacent Buxton Conservation Area and a number of important listed buildings. The southern part of the site falls within the Conservation Area boundary and there are two listed buildings (<u>Winster Place and Grove Hotel and Parade</u>) which also fall within the boundary.	Factual correction.
AM162	169	6.151	<i>Add following additional sentence to paragraph:</i> <u>The Peak Rail Light Railway Order (1990) grants the company rights to make and maintain a railway on their land which the company has an aspiration to implement.</u>	Statement of fact
AM163	170	6.153	<i>Amend paragraph as follows:</i> Buxton is a historic Spa town and Buxton mineral water is a key part of the local economy. The River Wye also provides a habitat for a protected species, the native crayfish. The <u>Appropriate</u> measures to control pollution etc. will <u>therefore</u> be required.	Grammatical correction
AM164	170	New paragraphs after 6.154	<u>Market Street Depot, Buxton</u> <u>A 0.8 Hectare site off Market Street in Buxton is allocated for the development of approximately 24 dwellings. The land is occupied by a public car park and a former Council depot. The re-development of the site should retain at least the same number of public parking spaces as the existing level of provision. However,</u>	For consistency with main modification MM104.

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
			<p><u>subject to design considerations, the location and layout of the public car park may be re-configured. The design of proposals should also have regard to the adjacent Conservation Area.</u></p> <p><u>Due to the historic use of the site, a contamination assessment will be required. An initial assessment has been undertaken. However, further work will be required in support of a planning application, including the identification of appropriate remediation measures.</u></p> <p><u>The site lies within an Area of Archaeological Interest which indicates the likely extent of the Roman settlement of Aquae Arnemetiae. Numerous Roman finds have been made in this area and it is likely that further archaeological artefacts remain in situ. Development within this area will be carefully managed to ensure that findings are appropriately recorded and preserved. An Archaeological Assessment will therefore be required.</u></p> <p><u>Whilst the scale of development is not significant, due to the continuation of part of the site as a public car park and the constraints of the local highway network, a Transport Assessment should be prepared in consultation with Derbyshire County Council and submitted in support of a planning application.</u></p> <p><u>Developer contributions for affordable housing and infrastructure will be required as appropriate.</u></p>	
AM165	175	Table 12 Implementation of Local Plan Policies	Policy EQ3 Countryside <u>Rural</u> Development	To accord with full title of policy
AM166	175	Table 12 Implementation of Local Plan Policies	Add following new section : <u>Policy EQ3a Green Belt Development</u> <u>Principle outcomes: Maintain openness of the Green Belt</u> <u>Implementation mechanism: Determination of planning applications.</u> <u>Delivery body: HPBC</u>	To reflect new policy on Green Belt Development
AM167	177	Table 12	Policy EQ9 Pollution and Flood Risk Control and Unstable Land	To reflect changes made to policy EQ9 and new

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
		Implementation of Local Plan Policies	Principal outcomes: Pollution and flood risk impact mitigation and <u>avoidance of unstable land</u>	policy EQ10
AM168	177	Table 12 Implementation of Local Plan Policies	Add following new section: <u>Policy EQ10 Flood Risk Management</u> Principal outcomes: Flood risk impact mitigation Implementation mechanism: Determination of planning application, S106 and conditions, support for measures in all relevant Catchment Flood Management Plans Delivery body: HPBC, Developers, Environment Agency	To reflect new policy on Flood Risk Management
AM169	178	Table 12 Implementation of Local Plan Policies	Policy H-2 Phasing of Housing Development Phased development of housing that reflects housing market conditions Implementation mechanism: Determination of planning applications, Designation of sites in Local Plan, Monitoring and review of housing commitments, completions through the Annual Monitoring Report (AMR), Review of Housing land supply through the Strategic Housing Land Availability Assessment (SHLAA) Delivery body: HPBC Developers	Policy has been deleted
AM170	170	Table 12 Implementation of Local Plan Policies	Policy CF2 Primary Shopping Areas and Frontages	To accord with full title of policy
AM171	181	Table 12 Implementation of Local Plan Policies	Policy CF4 Open Space, <u>Sports and Recreation Facilities</u>	To accord with full title of policy
AM172	181	Table 12 Implementation of Local Plan Policies	Policy DS2 Former Railway Museum, <u>and land off Dinting Road, Glossop</u>	To accord with full title of policy
AM173	183	Table 12 Implementation of Local Plan Policies	Policy DS6 <u>DS7</u> Land off High Hill Derby Road, New Mills	To accord with full title of policy
AM174	183	Table 12	Policy DS7 <u>DS8</u> Land at Ollersett Lane/Pingot Road, New Mills	Correction of policy reference

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
		Implementation of Local Plan Policies		
AM175	183	Table 12 Implementation of Local Plan Policies	Policy DS8 <u>DS9</u> Britannia Mill, Buxworth	Correction of policy reference
AM176	183	Table 12 Implementation of Local Plan Policies	Policy DS9 <u>DS10</u> Bingswood, Whaley Bridge	Correction of policy reference
AM177	184	Table 12 Implementation of Local Plan Policies	Policy DS40 <u>DS11</u> Furness Vale Industrial Estate Business Park, Calico Lane, Furness Vale	Correction of policy reference and title
AM178	184	Table 12 Implementation of Local Plan Policies	Policy DS44 <u>DS12</u> Torr Vale Mill, New Mills	Correction of policy reference
AM179	184	Table 12 Implementation of Local Plan Policies	Add following: <u>Policy DS13 Newtown and Woodside Street New Mills</u> <u>Principal outcomes: Secure an appropriate mixed use development of the site including residential, mitigation of identified impacts</u> <u>Implementation mechanism: Designation of site in Local Plan, determination of planning applications, S106 and conditions</u> <u>Delivery Body: HPBC, developers</u>	To reflect allocation in submission Local Plan
AM180	184	Table 12 Implementation of Local Plan Policies	Add following: <u>Policy DS14 Birch Vale Industrial Estate</u> <u>Principal outcomes: Secure an appropriate residential development of the site including retention of employment land, mitigation of identified impacts</u> <u>Implementation mechanism: Designation of site in Local Plan, determination of planning applications, S106 and conditions</u> <u>Delivery Body: HPBC, developers</u>	To reflect allocation in submission Local Plan
AM181	184	Table 12	CS42 <u>DS15</u> Land at Hogshaw, Buxton	Correction of policy reference

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
		Implementation of Local Plan Policies		
AM182	184	Table 12 Implementation of Local Plan Policies	DS13 <u>DS16</u> Land west of Tongue Lane, Fairfield, Buxton	Correction of policy reference
AM183	184	Table 12 Implementation of Local Plan Policies	DS14 <u>DS17</u> Land off Dukes Drive, Buxton	Correction of policy reference
AM184	185	Table 12 Implementation of Local Plan Policies	DS15 <u>DS18</u> Land off Ashbourne Road and Foxlow Farm, Buxton	Correction of policy reference
AM185	185	Table 12 Implementation of Local Plan Policies	DS16 <u>DS19</u> Tongue Lane (and south of Tongue Lane Industrial Estate), Buxton	Correction of policy reference
AM186	185	Table 12 Implementation of Local Plan Policies	DS17 <u>DS20</u> Station Road and Spring Gardens Regeneration Area, Buxton	Correction of policy reference
AM187	185	Table 12 Implementation of Local Plan Policies	<i>Add following:</i> <u>DS 21 Roughfields Hadfield Principle outcomes: Secure appropriate residential development of the site, mitigation of identified impacts.</u> <u>Implementation mechanism: : Designation of site in Local Plan, determination of planning applications, S106 and conditions</u> <u>Delivery Body: HPBC, developers</u>	To reflect DS policy
AM188	185	Table 12 Implementation of Local Plan Policies	<i>Add following:</i> <u>DS 22 North Road Glossop Principle outcomes: Secure appropriate residential development of the site, mitigation of identified impacts.</u> <u>Implementation mechanism: : Designation of site in Local Plan,</u>	To reflect DS policy

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
			<u>determination of planning applications, S106 and conditions</u> <u>Delivery Body: HPBC, developers</u>	
AM189	185	Table 12 Implementation of Local Plan Policies	<i>Add following:</i> <u>DS 23 South of Macclesfield Road Whaley Bridge Principle</u> <u>outcomes: Secure appropriate residential development of the site,</u> <u>mitigation of identified impacts.</u> <u>Implementation mechanism: : Designation of site in Local Plan,</u> <u>determination of planning applications, S106 and conditions</u> <u>Delivery Body: HPBC, developers</u>	To reflect DS policy
AM190	185	Table 12 Implementation of Local Plan Policies	<i>Add following:</i> <u>DS 24 Market Street Depot Buxton Principle outcomes: Secure</u> <u>appropriate residential development of the site, mitigation of</u> <u>identified impacts.</u> <u>Implementation mechanism: : Designation of site in Local Plan,</u> <u>determination of planning applications, S106 and conditions</u> <u>Delivery Body: HPBC, developers</u>	To reflect DS policy
AM191	186	7.6	<i>Amend as follows:</i> In accordance with the Localism Act 2011 and <u>the</u> Town and Country Planning (Local Planning)(England) Regulations 2012, the Council is required to prepare <u>and publish</u> a monitoring report with up-to-date information as soon as possible after it become <u>available annually.</u>	To provide the correct information
AM192	190	Table 13 Monitoring of Local Plan Policies	<i>Delete the following monitoring indicator from Policy EQ1 Climate</i> <i>Change</i> :-% of new homes in new developments of 5 or more exceeding the current level of Code for Sustainable Homes required under the current building regulations.	CSH no longer relevant.
AM193	190	Table 13 Monitoring of Local Plan Policies	<i>Amend as follows:</i> Policy EQ3 Countryside Rural Development	To accord with full title of policy
AM194	190	Table 13 Monitoring of Local Plan Policies	<i>Delete the following monitoring indicator from Policy EQ5 Design</i> <i>& Place Making Strategy :</i> -% of new homes in new developments of 5 or more exceeding the current level of Code for Sustainable Homes required under	CSH no longer relevant.

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
			the current building regulations.	
AM195	190	Table 13 Monitoring of Local Plan Policies	<i>Add following new section :</i> <u>Policy EQ3a Green Belt Development:</u> <u>Monitoring Indicator: % applications refused in the green belt.</u> <u>Target: To protect the openness of the of the green belt in accordance with policy.</u>	To reflect new policy on Green Belt Development
AM196	191	Table 13 Monitoring of Local Plan Policies	<i>Amend as follows:</i> Policy EQ9 Pollution and Flood Risk Control and Unstable Land Monitoring Indicator: Number of planning permissions granted contrary to Environment Agency advice on flooding land stability and water quality pollution grounds Target: No permissions granted contrary to Environment Agency advice	To reflect changes made to policy EQ9 and new policy EQ10
AM197	191	Table 13 Monitoring of Local Plan Policies	<i>Add following new section:</i> Policy EQ10 Flood Risk Management <u>Monitoring Indicator: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds</u> <u>Target: No permissions granted contrary to Environment Agency advice</u> <u>Data Source: Development Control</u>	To reflect new policy on Flood Risk Management
AM198	193	Table 13 Monitoring of Local Plan Policies	<i>Amend as follows:</i> Delete following policy H2 Phasing Housing Development	Policy has been deleted.
AM199	194	Table 13 Monitoring of Local Plan Policies	<i>Amend as follows:</i> Policy H7 Gypsies, Travellers and Travelling Showpeople Target: Needs Assessment. TBD. To meet the need identified in the <u>Gypsy & Travelling Accommodation Assessment.</u>	For clarification.
AM200	194	Table 13 Monitoring of Local Plan Policies	<i>Amend as follows:</i> Policy CF2 Primary Shopping Areas and Frontages	To accord with full title of policy
AM201	195	Table 13	<i>Amend as follows:</i>	To accord with full title of policy

Ref.	Page	Policy / Paragraph / Figure	Additional modification	Reason
		Monitoring of Local Plan Policies	Policy CF4 Open Space, <u>Sports</u> and Recreation <u>Facilities</u>	

Further additional modifications approved at Full Council 14 April 2016

Page	Paragraph /Policy	Further additional modifications approved at Full Council 14 April 2016
Whole document		<i>Re-number paragraphs and policies so Plan is numbered sequentially. Change references to paragraphs and polices as necessary so they refer to the revised numbering.</i>
Whole document		<i>Replace all references to Highways Agency with Highways England</i>
Whole document		<i>Correct punctuation and formatting errors</i>
4	1.5	<i>Amend first sentence as follows</i> The accompanying Policies Maps show the sites identified for development in this submission Local Plan and illustrates the implications of policies such as town centre boundaries - also by showing their location on the map.
4	1.6	<i>Amend last sentence as follows</i> In its place, High Peak Borough Council is working on <u>has prepared</u> a Local Plan, due to be adopted in 2015.
7	1.20	<i>Under the Sustainability Appraisal bullet point include</i> <u>(August 2014) SA of Main Modifications (December 2015)</u>
36	4.56	AM22 is deleted by MM8.
62	S7 (4)	<i>Amend sixth bullet as follows</i> Safeguarding the route of the proposed Fairfield Link Road as identified on the Proposals <u>Policies</u> Map.
63	5.1	<i>Amend first sentence as follows</i> High Peak Borough Council is preparing <u>has prepared</u> a Local Plan....
72	5.34	Move paragraph 5.34 (as modified by AM51) to follow Policy EQ3

Page	Paragraph /Policy	Further additional modifications approved at Full Council 14 April 2016
78	5.55	Delete paragraph for consistency with main modification MM38. The Code for Sustainable Homes is no longer in use. The Council requires new homes in residential developments of five dwellings or more and built before 2016 to achieve level 3 or 4 of the Code for Sustainable Homes (CSH) as a minimum and requires those built during and after 2016 to achieve Code level 5 or 6. In the event that the CSH is superceded, the Council will expect equivalent high standards of environmental performance to be met, in line with any new "nationally described standards"; details will be set out in an updated version of the current Residential Design Guide Supplementary Planning Document.
109	5.143	<i>Amend the first sentence of AM71 as follows</i> The Local Plan seeks to deliver a wide choice of high quality housing in appropriate locations to meet the needs of all residents in the Borough, <u>to support the local economy and address the housing needs of the Borough</u>
111	Supporting guidance for H2	Remove supporting guidance for deleted H2 policy
154	6.71	<i>Amend first sentence for consistency with main modification MM90</i> This 3.4 <u>25</u> ha site lies between
157	DS 12	<i>Delete "including" from first paragraph for consistency with main modification MM91</i>
159	AM135 new text after Policy DS14	<i>Add title to additional text in AM135</i> <u>South of Macclesfield Road Whaley Bridge</u>
170	DS20	<i>Delete "and" from the end of the first paragraph for consistency with main modification MM103</i>
190	Table 13 Monitoring of the Local Plan	<i>Policies EQ1 and EQ5 Delete reference to code for sustainable homes</i> To increase the number of homes which meet or exceed the current level of Code for Sustainable Homes under the current Building Regulations

Post Full Council modifications

Para /policy	Post Full Council modifications
1.6	Amend to put para in correct tense
After 1.8	Amend AM6 to add “ along with made Neighbourhood Plans”
After 1.11 green box	Replace prepared with made
1.16	Amend AM9 to delete para
4.74	Amend AM 28 to remove sentence referring to OAN of 470
Table 6	Amend AM29 to remove line referring to OAN of 470
5.61	Reference ds policies up to 23
Supporting guidance to EQ6	Remove Code for Sustainable Homes
H2	Change North Road to 150 to reflect planning approval
6.35	Reword para “The Site was formally allocated as a Regeneration Area. This encouraged...”
Table 12 EQ6	Delete reference to Code for Sustainable Homes
Table 13	Add SO4 as objective and Development control under data source for EQ4
Appendix 4	Update to March 2015 to reflect figures in updated trajectory
	Amend all references to Proposals Map to Policies Map