

**Appendix 1: Brampton Neighbourhood Plan Policies with Examiner's recommended modifications**

Policy reference and page number	Neighbourhood Plan wording with Examiner's modifications	PDNP assessment	Modification page number as per Examiners report and reason for modification
<p><b>Introductory section</b></p>	<p>8. <u>The Plan</u> <del>It</del> covers the period to 2034 which corresponds to the plan period for the North East Derbyshire Local Plan</p> <p>13. These Basic Conditions also require that the Plan must be in general conformity with the strategic policies contained in the approved development plan covering the Parish <del>of the authority (or any part of it).</del> In the context of Brampton, this is complicated in that it must, therefore, <u>be in general conformity with</u> <del>have regard to</del> two sets of approved strategic policies. Those prepared by NEDDC which cover the majority of the Parish and <u>those prepared by</u> PDNPA, which covers the western side of the Parish.</p> <p>16. The Plan is in general conformity with the approved strategic policies contained in the <del>two</del> development plan <del>plans</del> covering the Parish. <del>It is not planning for growth in the Parish other than that enabled in these two documents.</del></p> <p>Footnote 1 (page 7) This requirement remains in place <u>unless</u> <del>until</del> revoked by the UK Government</p>	<p>Agree with proposed modification</p>	<p>Para 57, p15</p> <p>For clarity and accuracy</p>

	<p>19. <u>This neighbourhood plan is divided into 5 main sections.</u> This document forms the draft neighbourhood plan for the parish of Brampton. It is divided into 5 main sections.</p> <p>Page 11  O1 Ensure that any new development in the Parish, whether it is new housing, conversion of existing buildings or other built development <del>requires no intrusion into the</del> <u>respects</u> existing Green Belt or Peak District National Park <u>requirements</u>, is proportionate to the size of the settlement and designed to respect Brampton's intrinsic rural and distinctive character, individuality and setting in open countryside.</p> <p>38. Several policies have been developed under the 7 Policy Areas that seek to influence planning and development outcomes in the Parish. <u>The policies reflect the 11 Plan Objectives.</u> <del>The policies are complementary to the 11 Plan Objectives.</del></p> <p>43. The importance of Brampton's natural environment has been recognised by national and local planning policies with the countryside variously designated as Green Belt, National Park, Special Area of Conservation, Special Protection Area and an Area of Multiple Environmental Sensitivity. As a result of its open functions, character and appearance all benefit from strong protection against unsympathetic development. As the NPPF states <u>at</u> as para. 176, 'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues', for example.</p>		
<b>Para 64</b>	It is imperative these distinctive views are respected and, wherever possible, enhanced.	Agree with proposed modification	To align with para 16 of NPPF

<p><b>Policy B1 RESPECTING AND ENHANCING DISTINCTIVE VIEWS</b></p>	<p><u>Development proposals must respect distinctive views as identified below and illustrated in Appendix 1:</u> <del>Development proposals that respect and enhance distinctive views as identified below and illustrated in Appendix 1 will be supported:</del></p> <ol style="list-style-type: none"> <li>1. Common Lane, Cutthorpe 300 yards down from Main Road, left hand side facing North West.</li> <li>2. Common Lane, Cutthorpe 500 yards down from Main Road on right side facing North East.</li> <li>3. Footpath beside Old Manor House, Main Road, Cutthorpe - Looking North West towards Baines Wood and Owler Bar.</li> <li>4. Footpath beside Old Manor House, Main Road, Cutthorpe - Looking North East towards Unstone.</li> <li>5. Main Road, Cutthorpe opposite Old Manor House - Looking South East over Crooked Spire.</li> <li>6. Prathall public footpath view from stile - Looking South to Old Brampton/Wadshelf.</li> <li>7. View from The Gate (former Public House) looking North towards Sheffield.</li> <li>8. View from The Gate (former Public House) - Looking North East over Dronfield/Apperknowle.</li> <li>9. View from Top Lane over to Bolsover Castle and Hardwick Hall.</li> <li>10. View to East from Top Road over Morehay Plantation towards Chesterfield.</li> <li>11. View from Pudding Pie Hill - Looking North towards Barlow.</li> <li>12. View from Pudding Pie Hill - Looking North East to Dronfield.</li> <li>13. View from Pudding Pie Hill footpath - Looking from the phone mast West over Eastmoor.</li> <li>14. View from Pudding Pie Hill footpath - Looking South West from the phone mast.</li> <li>15. View from Pudding Pie Hill footpath - Looking from the phone mast over Chesterfield Crooked Spire and towards Hardwick Hall.</li> <li>16. View from School Lane, Wadshelf - Looking from beside the roadside seat South East over Wingerworth.</li> </ol>	<p>Agree with proposed rewording – in general conformity with PDNP strategic policy.</p>	<p>Para 65, p17 To align with para 16 of NPPF</p>
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	<p>17. View from Netherfield Lane, Wadshelf - Looking East.</p> <p>18. View Netherfield Lane, Wadshelf - Looking south East from Ivy Cottage Farm.</p> <p>19. View from Netherfield Lane, Wadshelf - Looking South towards Slack Hill, Wingerworth.</p> <p>20. View from Claypit Lane, Eastmoor - View from Loads Farm North East towards Upper Loads.</p> <p>21. View from Claypit Lane, Eastmoor - View to East from Loads Farm.</p> <p>22. View from Claypit Lane, Eastmoor - Looking North towards Wadshelf.</p> <p>23. View from Hallcliffe Lane - Looking towards Upper Loads.</p> <p>24. Views across Linacre Reservoirs.</p>		
<b>Para 70</b>	<p>70. The many green spaces in the Parish were evaluated for their suitability for Local Green Space designation by the Steering Group. After careful consideration, <del>9</del> <u>7 areas of local green space</u> green spaces <u>identified below and are also referred to in Appendix 3.</u> <del>have been identified that are considered to have the greatest importance and meet the criteria for designation. These are identified below and at Appendix 2.</del> Further information about the sites that qualified under the criteria is outlined with justification in the accompanying Local Green Spaces Supporting Evidence document which can be found at <a href="https://bramptonparishcouncil.org/neighbourhood-plan">https://bramptonparishcouncil.org/neighbourhood-plan</a>.</p>	Agree with proposed modification	<p>Para 77 p19</p> <p>For accuracy and clarity</p>
<b>Policy B2: PROTECTING IMPORTANT LOCAL GREEN SPACES</b>	<p><u>The sites listed below and identified on the accompanying plan(s), are designated as Local Green Space. The management of development within areas of Local Green Space will be consistent with that for development within Green Belts, as set out in national policy.</u> The spaces listed below and shown at Appendix 2 are <del>designated as Local Green Spaces on which development will only be supported in very special circumstances.</del></p> <ol style="list-style-type: none"> <li>1. <u>Flower bed</u> Greenspace at the junction of Cutthorpe Road and Four Lanes End, Cutthorpe.</li> <li>2. Coronation Tree greenspace, Cutthorpe.</li> <li>3. Cutthorpe Recreation Ground, Cutthorpe.</li> </ol>	n/a to the PDNP	<p>Para 77 p19</p> <p>To align with Chapter 13 of NPPF</p>

	<p>4. Cutthorpe Allotments, Cutthorpe.  5. Greenspace on the bend of road, Pratthall.  6. Wadshelf Play Area, next to Wadshelf Village Hall, Wadshelf.  7. Greenspace at the corner of Main Road and School Lane, Wadshelf.  8. <del>Greenspaces on the east side at either end of Bradshaw Lane, Wadshelf.</del></p> <p><del>Development in a local green space will only be supported if it is ancillary to the current use of the land, protects the openness of the site and enhances the character and environmental aspects of the site.</del></p> <p><u>Other modifications</u>  Ensure that the boundary of the corresponding new (see recommendations below) plan for this site (i.e. 1) shows only the flower bed as a Local Green Space (and not the whole roundabout)  • Provide a new plan (or plans) in the Neighbourhood Plan, below Policy B2, showing the boundaries of each area of Local Green Space, ensuring that the boundaries are clearly identifiable</p>		
<p><b>Para's 79-81</b></p>	<p>79. The Plan seeks to conserve, <del>restore</del> and enhance nationally and locally important habitats and wildlife, as well as the nature conservation of the Parish more generally.</p> <p>80. The Parish Council supports <del>These include</del> the objectives identified in the Lowland Derbyshire Biodiversity Action Plan and in its key actions for the Peak Fringe area, notably, the maintenance, restoration and expansion of woodland and grassland and increased connectivity of semi-natural habitats.</p> <p>81. <u>The Parish Council will seek to encourage nature conservation.</u>  <del>More broadly, development proposals will be encouraged, where practical, to enhance nature conservation.</del> Several suggestions were</p>	<p>Agree with proposed modification</p>	<p>Para 85, p22   For clarity and accuracy</p>

	made thorough the preparation of the Plan regarding how this could be done such as:		
<b>Policy B3 NATURE CONSERVATION AND BIODIVERSITY</b>	<u>Development should conserve and enhance biodiversity. The enhancement of designated and other local wildlife sites will be supported.</u> <del>Development proposals that conserve, enhance and incorporate biodiversity in and around them (including networks) will be supported, particularly where they conserve, and where possible, enhance significant habitat types, designated and other important local wildlife sites and features of the Parish.</del>	Agree with proposed re-wording – in general conformity with PDNP strategic policy.	Para 85, p22 To align with para 41 planning guidance
<b>Para 87</b>	<del>87. Policy B4 requires applicants to demonstrate that all proposed external lighting associated with new development is essential and meets The Institute of Lighting Professional Guidance . Applicants should be able to demonstrate that any new external lighting required is for safety or security reasons.</del>	Agree with proposed modification	Para 91, p23  For accuracy and clarity
<b>Policy B4 DARK SKIES</b>	<del>POLICY B4: <u>Development proposals should seek to minimise light spillage through good design and the avoidance of lighting that results in the loss of night-time dark skies.</u> To minimise light pollution and maintain the views of night-time skies, planning proposals that include external lighting should demonstrate the following: a) — Include only external lighting that is essential; b) — Include measures to avoid light spillage beyond the application site; and c) — Demonstrate that they meet or exceed the Institute of Lighting Professionals guidance or other relevant standards or guidance.</del>	Agree with proposed re-wording – in general conformity with PDNP strategic policy.	Para 91, p23  Para 16 and 44 of NPPF
<b>Para 100</b>	<del>100. — It is important that such noise generating sports are ONLY situated in appropriate locations and designed so that they do not affect noise sensitive development unless the noise impact can be minimised to an acceptable level.</del>	Agree with proposed modification	Para 96, p24
<b>Policy B5 NOISY SPORTS</b>	<u>Development proposals must respect the tranquillity of the countryside and the amenity of neighbouring uses, with regards to noise and disturbance and highway safety. Proposals for noise-generating sport</u>	Agree with proposed re-wording – in	Para 96, p24

	<p><u>and recreational uses in the countryside should demonstrate how noise and disturbance will be mitigated.</u></p> <p>Proposals for the permanent use of land for noisy sports will only be supported if:</p> <p>a) — Its noise impact on noise sensitive development or areas valued for their tranquillity can be adequately mitigated through a scheme of noise mitigation measures;</p> <p>b) — It would not result in excessive noise levels at the boundaries of noise sensitive development;</p> <p>c) — It incorporates and commits to the implementation of a plan to show how the site will be managed, to minimise the impact of the activity on areas of wildlife and ecological importance and to ensure adequate woodland/countryside management;</p> <p>d) — It does not disrupt or lead to the loss of public access such as footpaths, bridleways; and cycle routes or place their users in any danger; and</p> <p>e) — It does not cause unacceptable traffic congestion or generate traffic flows that would be harmful to the environment such as heavy traffic flows on a minor road through a settlement or the Parish more generally.</p>	<p>general conformity with PDNP strategic policy.</p>	<p>To align with para 16 of NPPF</p>
<p><b>Policy B6 HOUSING MIX</b></p>	<p><u>New housing development should demonstrate how it has taken account of up to date local housing need information including the Brampton Parish Housing Needs and Characteristics Study 2019 (or as updated).</u></p> <p>a) — To be supported, any new housing development should provide for a mix of housing types and sizes that provide for the housing need in Brampton Parish taking into account evidence of existing imbalances in housing stock, site characteristics, viability and market considerations.</p> <p>b) — New housing development of more than one dwelling will be required to demonstrate how it relates to the need identified in the ‘Brampton Parish Housing Needs and Characteristics Study 2019’ or in a more up to date assessment of housing need in Brampton Parish for</p>	<p>Agree with proposed re-wording – in general conformity with PDNP strategic policy.</p>	<p>Para 103, p25</p> <p>To align with para 16 of NPPF</p>

	<p>smaller homes (one or two bedrooms), especially suited for those with a disability, young families, young people and for older people who wish to downsize, or the needs identified in a more up to date assessment of housing need.</p>		
<p><b>Para's 117-126</b></p>	<p>117. <del>Affordable housing can be broadly described as socially rented, affordable rented and intermediate housing, which is provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.</del></p> <p>118. <del>The provision of affordable housing within the Parish is an issue. This is mainly a consequence of the high and above average house prices in the Parish, especially when compared to North East Derbyshire district, East Midlands region and England. In 2019, the average house price in Brampton was £385,319. This is nearly double the district average of £170,646 and above both the region (£226,698) and England and Wales (£299,985) averages. This figure is well beyond the means of many people who wish to live in the Parish, including some who have been brought up and wish to remain there. Furthermore, at 9.6% the proportion of housing in the Parish which is 'socially rented' is below the district (20.3%), East Midlands (16.8%) and England (17.7%) averages, according to the 2011 Census.</del></p> <p>119. <del>Consultation shows support for the provision of genuinely affordable housing that meets the existing and future needs of the Parish.</del></p> <p>120. <del>NEDDC and PDNPA set out the detailed policies concerning the provision of affordable housing required as part of a development proposal. This includes target levels of affordable homes to be provided in housing developments. These targets vary depending on the size of the development as well as the nature and location of the site. Special mention here should be made to Policy LC2: Affordable Housing in the North East Derbyshire Local Plan. This requires that all</del></p>	<p>Agree with proposed modification</p>	<p>Para 103, p25</p> <p>For clarity (text is written as though it comprises policy requirements, which it does not)</p>



housing proposal for 10 or more dwellings, or with a site area of 0.5 hectares or more, should provide 30% affordable housing. Adding, that 'An agreed mix of affordable housing tenures will be determined through local evidence of housing need at the time of granting planning permission'.

121. — Consideration was given to introducing a policy in the Plan seeking to vary (either upwards or downwards) the target for affordable housing provision in new housing development contained in the North East Derbyshire Local Plan as set out in Policy LC2. It was not considered that the evidence gathered could justify this. It does, however, underline the need and compelling case that local targets for affordable housing provision in the Parish at the very least should be met and assertively applied. — This Plan supports and reinforces North East Derbyshire Local Plan Policy LC2 and other national and local planning policies that provide for appropriately located and designed affordable housing that meet identified local need.

122. — It is recognised that affordable housing catered for in local planning policies may not be sufficient to address the scale of the affordable housing challenge in the Parish. Not least as it is uncertain whether any housing development proposal will come forward over the life time of the Plan of sufficient size to trigger the requirement that they provide affordable housing.

123. — As part of the evidence base for the Plan, the Parish Council commissioned, using Government funding, a detailed assessment of the affordable housing need in Brampton, with a focus of affordable housing for rent. This assessment can be found at <https://bramptonparishcouncil.org/neighbourhood-plan>.

124. — Rural exception sites have been highlighted as a possible suitable mechanism to provide more affordable housing in the Parish to

meet local need. The NPPF in its Glossary of Terms describes Rural Exception Sites as 'Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding'. National and North East Derbyshire District Local Plan Policy LC3: Exception Sites for Affordable Housing support rural exception sites in special circumstances, including in the Green Belt. These special circumstances include that there is a genuine need and they have a close association with a defined built up settlement, in the case of the parish, Cutthorpe, Old Brampton and Wadshelf villages. Planning rules, however, do not allow for Rural Exception sites in the Peak District National Park. Rural Exception sites are a proven means to deliver much needed affordable housing in rural areas such as Brampton. The Plan will be supportive of, and actively encourage, Rural exception sites and other forms of community-led housing in the Parish where there is genuine evidence of local need which otherwise could not be met and is generally in accordance with relevant local and national planning policies.

125. The consultation to inform the development of the Plan identified that local residents would prefer to see new affordable housing being offered in the first instance to local families or those with local connections. NEDDC and PDNPA allocates social housing through a priority ranking of applicants based on the severity of the housing need and local connections to an area. However, they will allocate housing to those in greatest need in advance of considering local connections, which sometimes can make it difficult for people with local connections, but a less serious housing need, to obtain affordable housing in the

	<p>Parish. The Plan seeks to ensure that those identified as having a local need are included in any new housing and the Parish Council will work with NEDDC and PDNPA to consider if an alternative approach can be taken to seek to offer improved prioritisation for local residents and family members to access social housing within the Parish.</p> <p>126. Further, the Plan wishes to promote the creation of thriving and sustainable communities. It therefore wishes to see affordable housing well integrated into a development and indistinguishable from open market housing. It should be ‘pepper potted’ throughout the site rather than concentrated in one area with generally no more than two affordable dwellings placed next to each other.</p>		
<p><b>Para’s 134, 136, 138 and 141</b></p>	<p>134. According to <a href="#">Historic England</a> English Heritage, there were 42 nationally designated heritage assets in the Parish in 2021. This comprises 37 Listed Buildings and 5 Scheduled Monuments.</p> <p>136. There are 5 Scheduled Monuments in the Parish. <a href="#">A Scheduled Ancient Monument is a nationally important archaeological site given legal protection under the Ancient Monuments and Archaeological Areas Act 1979. Scheduled monuments in Brampton include evidence of Bronze Age settlement and lead smelting.</a> A Scheduled Monument is a historic building or site that is included in the Schedule of Monuments kept by the Government. These include evidence of Bronze Age settlement.</p> <p>138. These assets are important and designated and protected in legislation. The North East Derbyshire Local Plan Policy SDC6: Development affecting Listed Buildings supports proposals for alterations to, or changes of use of, a Listed Building where they <a href="#">preserve</a> protect the significance of the heritage asset and its setting.</p> <p>141. The Derbyshire Historic Environment Record (‘HER’) identifies 104 heritage items within the Parish. These include designated and non-designated local archaeological sites and finds, historic buildings and historic landscapes. These include:</p>	<p>Agree with proposed modification</p>	<p>Para 111, p28</p> <p>For clarity and accuracy</p>

	<ul style="list-style-type: none"> <li>• At least 20 remains of 'charcoal pits'. These are hollows in old coppice oak woodland. The old woods have many of these charcoal platforms. It appears that the documentary term 'charcoal pits' probably refers to traditional charcoal platforms.</li> <li>• In Kitchenflat Wood a survey carried out in 1995 identified a total of 56 archaeological sites including deposits of slag, dams, leats, a quarry and a wood drying kiln.</li> <li>• A deposit of bloomery iron slag discovered in Birley Wood may relate to the documented iron forging carried out by the monks at Barlow Grange in the 12<sup>th</sup> century.</li> <li>• Remains of a late 16th century or early 17th century smelt mill, smelt mill dam, tail race and wheel pit in Linacre Wood.</li> <li>• Post-medieval white coal kiln /charcoal burning platform in Priestfield Wood, Frith Wood and Chaneyfield Wood.</li> <li>• Socketed bronze axe in Ingmanthorpe Wood.</li> </ul>		
<p><b>Policy B7 BRAMPTON PARISH CHARACTER BUILDINGS OF LOCAL HERITAGE INTEREST</b></p>	<p>The Plan identifies the heritage assets listed below and illustrated in Appendix 3 as Brampton Parish Character Buildings and Structures of Local Heritage Interest. <u>Any development proposal affecting a heritage asset must demonstrate how it has considered the character and setting of the asset, including consideration of local vernacular and materials. Proposals involving harm to, or the loss of a Brampton Parish Character Building of Local Heritage Interest must set out the scale of any such harm or loss alongside the benefits of the proposal.</u> <del>To be supported development proposals relating to these assets must take into account the character, context and setting of the building or structure including important views towards or from the asset. To be supported development must be designed to take account of local styles, materials and details. The loss of, or substantial harm to, a Brampton Parish Character Building and Structure of Local Heritage Interest will not be supported unless it is demonstrated that any loss or harm cannot be avoided or mitigated and would be clearly outweighed by the benefits of the development.</del></p> <p>1. Methodist Chapel, Cutthorpe.</p>	<p>Agree with proposed rewording – in general conformity with PDNP strategic policy.</p>	<p>Para 111, p28</p> <p>To align with para 203 of the NPPF</p>

	2. The Square, Cutthorpe.		
<b>Para 155</b>	<p><del>155. Given the lack of Conservation Area Character Statements, there is no indication as to the extent of both authorised and unauthorised changes that have taken place since the conservation areas were adopted or last reviewed.</del></p> <p>PARISH ACTION 1: CHARACTER APPRAISALS FOR CUTTHORPE OLD BRAMPTON, PRATHALL AND WADSHSELF CONSERVATION AREAS</p> <p>The Parish Council in partnership with NEDDC and Historic England will pursue the undertaking of character appraisals for Cutthorpe, Old Brampton, Prathall and Wadshself conservation areas.</p>	Agree with proposed modification	<p>Para 120, p30</p> <p>For accuracy and clarity</p>
<b>Para 159</b>	<p><del><b>Promoting and Ensuring High Quality and Distinctive Design</b></del></p> <p>159. The community attaches high priority to achieving designs of development that are of high quality and respond positively to the distinctive character of the local area.</p>	Agree with proposed modification	<p>Para 120, p30</p> <p>For accuracy and clarity</p>
<b>Para's 175 and 176</b>	<p>175. Both NEDDC and the PDNPA have produced detailed guidance supplementary planning documents (SPDs) that provide detailed guidance aimed at supporting the creation of distinctive and well designed places. In terms of NEDDC, this guidance is mainly contained in 'Successful Places: A Guide to Sustainable Housing Layout and Design document' and the PDNPA it is mainly contained in the 'Peak District National Park Authority Design Guide' .</p> <p>176. The Plan supports, reinforces and provides local detail and context to these local planning policies aimed at supporting and promoting well designed and distinctive places, in particular Policy B8 below.</p>	Agree with proposed modification	<p>Para 120, p30</p> <p>For accuracy and clarity</p>
<b>Policy B8 PROMOTING AND ENSURING SUSTAINABLE HIGH QUALITY AND DISTINCTIVE DESIGN</b>	<p><u>All new development in Brampton must be of high quality design and must respect local character and local distinctiveness. Development proposals should consider opportunities to:</u> Promoting and ensuring sustainable high quality design that respects and enhances the distinctive identity and character of Brampton is a top priority. All new</p>	Agree with proposed re-wording – in general conformity	<p>Para 120, p30</p> <p>To align para 16 of NPPF, for</p>

	<p>development proposals must be of high-quality design, layout and appearance that respects and, where possible, enhances the scale, density and character, layout, access of existing surrounding buildings and landscape and generally respects local character and contributes to the local sense of place. They must have regard to NEDDC's Successful Places: A guide to Sustainable Housing Layout and Design SPD and the Peak District National Park Authority Design Guide SPD and other relevant local and national planning policies. Proposals should be designed in such a way as to meet the following criteria, where relevant:</p> <p>a) <u>Reinforce the distinctive qualities of the environment in which it is located, taking account of natural and built character, historical context and established patterns of development. The use of contemporary and innovative materials and design must demonstrate a positive contribution to local character;</u> Reinforce the distinctive natural and built character and historic context environment in which it is situated, including any historic assets, routes and patterns of development. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the distinctive character of the local area.</p> <p>b) Materials chosen should complement the design of the development and add to the quality or character of the surrounding environment, traditional building styles and materials including local sandstones and gritstones and Derbyshire stone slate on roofs with irregular forms should be retained and used;</p> <p>c) Good use should be made of site characteristics and surroundings, including: layout and use; and form of space within the site; siting; scale; height; proportions and massing; orientation; architectural detailing; landscape, existing plants, trees and other features and materials;</p> <p>d) Established building arrangements and forms such as front gardens should be respected;</p>	<p>with PDNP strategic policy.</p>	<p>clarity and accuracy</p>
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	<p>e) <u>Provide</u> Should provide safe environments that ‘design out crime’;</p> <p>f) <u>Protect residential amenity, giving careful consideration to noise, privacy, outlook and to sunlight and daylight. Development should also consider impacts in respect of flood risk and odours;</u> Should not adversely impact on general amenity and give careful consideration to noise, odour, light, management of flood risk and loss of light to existing properties and uses;</p> <p>g) <u>Incorporate sustainability, sustainable construction and energy efficiency into design and development;</u> and Should have a high level of sustainable design and construction and optimised for energy efficiency; and</p> <p>h) Development proposals in Cutthorpe, Old Brampton, Prathall and Wadshelf Conservation Areas and the Peak District National Park should be particularly sensitive to the local context in terms of materials, design, colour scheme, scale and structure., including the impact of views to and from them; and</p> <p>Development proposals will not be supported if they are of poor or indifferent design which fails to take the opportunities available for improving local character and quality of the local area.</p>		
<b>Policy B9 PROTECTING, CONSERVING AND ENHANCING DRY STONE WALLS</b>	<p><u>Development should not result in the loss of, or harm to, traditional dry stone walls. The conservation and/or enhancement of traditional dry stone walls will be supported.</u></p> <p>Development proposals that result in the loss of, or have a significant adverse effect on, a dry stone wall should be re-designed to retain, replace or enhance the concerned dry stone wall. Development proposals that conserve and enhance the network of dry stone walls will be encouraged and viewed positively.</p>	Agree with proposed re-wording – in general conformity with PDNP strategic policy.	Para 125, p32  To align with para 16 of NPPF
<b>Para 195</b>	195. The Plan supports and encourages the appropriate and sensitive enhancement of existing community provision where it meets a local need, including through improvements to existing provision or new build. Large scale retail or community development, however, would	Agree with proposed modification	para 136, p34  For accuracy and clarity

	<p><del>not be appropriate as it would harm the special nature and character of the Parish.</del></p>		
<p><b>Policy B10 PROTECTION AND ENHANCEMENT OF IMPORTANT COMMUNITY FACILITIES</b></p>	<p>Proposals that result in the loss or significant harm to the community value of the following community facilities will not be supported unless; it can be demonstrated that the service or facility is no longer viable, <u>further to evidence of 12 months active marketing</u>, or is no longer required by the community; or the building or facility is replaced by an equivalent or better provision in terms of quantity and quality in an equally suitable location</p> <ol style="list-style-type: none"> <li>1. Royal Oak Public House.</li> <li>2. Peacock Public House.</li> <li>3. Highwayman Public House.</li> <li>4. Fox and Goose Public House.</li> <li>5. Three Merry Lads Public House.</li> <li>6. Brampton Old School.</li> <li>7. Cutthorpe Institute.</li> <li>8. Wadshelf Village Hall.</li> <li>9. St Paul's Church, Old Brampton.</li> </ol> <p><u>The improvement of existing and the creation of new community facilities will be supported, subject to development proposals demonstrating that they respect local character and residential amenity and do not result in harm to highway safety.</u></p> <p><del>Small scale proposals to enhance the provision of community buildings will be supported where it can be demonstrated that:</del></p> <ol style="list-style-type: none"> <li><del>a) it will meet an identified local (parish) need;</del></li> <li><del>b) it is appropriate in its location, scale and design and would not be detrimental to the character and appearance of the landscape or the built environment; and</del></li> <li><del>c) the amenities of neighbouring properties will not be adversely affected through the nature of the use, noise or traffic generated.</del></li> </ol>	<p>Agree with proposed rewording – in general conformity with PDNP strategic policy.</p>	<p>Para 136, p34</p> <p>To plan positively (para 93) and align with para 16 of NPPF</p>



	<del>Small scale proposals to enhance the recreational and community value of Linacre Reservoirs will be especially supported and encouraged, where sympathetically located and designed.</del>		
<b>Para 196</b>	196. The designation of a community facility as an Asset of Community Value provides the opportunity <u>for the community to bid to purchase it should it be listed for sale</u> . <del>to give it added protection from inappropriate development.</del>	Agree with proposed modification	Para 143, p35  For clarity and accuracy
<b>Para 201</b>	201. <del>The inclusion of a specific policy in a neighbourhood plan with respect to Assets of Community Value provides the opportunity to give it formal recognition in the planning system. It ensures that the Listing of an Asset of Community Value is a material consideration (i.e., it must be taken into account) when determining a planning application.</del>	Agree with proposed modification	Para 143, p35  For clarity and accuracy
<b>Policy B11 ASSET OF COMMUNITY VALUE</b>	<del>Development proposals that support the longevity, appreciation and community value of an Asset of Community Value will be encouraged. Development proposals for a change of use that would result in the loss of an Asset of Community Value will only be supported where it is demonstrated the asset is no longer viable or no longer required by the community; or the asset is replaced by an equivalent or better facility in terms of quantity and quality in an equally suitable location.</del>  <b><u>PARISH ACTION 2: ASSETS OF COMMUNITY VALUE.</u></b> <u>The Parish Council will seek to encourage development that supports the longevity, appreciation and community value of Assets of Community Value.</u>	Agree with proposed modification	Para 143, p35 To align with para 16 of NPPF
<b>Policy B12 BROADBAND AND OTHER TELECOMMUNICATIONS PROVISION</b>	<u>The development of enhanced broadband and other telecommunications equipment will be supported where such provision is sympathetically located and designed.</u> <del>Small scale development proposals that support and/or provide enhanced broadband and other telecommunications infrastructure provision will be encouraged, where they are sympathetically located and designed.</del>	Agree with proposed re-wording – in general conformity with PDNP strategic policy.	Para 148, p36  To align with para 16 of NPPF

<p><b>Policy B13 HIGHWAY AND PEDESTRIAN SAFETY</b></p>	<p><u>Development must not harm highway safety and development in Cutthorpe village should not result in the loss of existing car parking provision.</u>  <del>To be supported, development proposals must demonstrate they will not adversely affect vehicular or pedestrian safety and not result in severe adverse cumulative traffic impacts.</del></p> <p><del>Development proposals that incorporate design features to improve localised issues of vehicular and pedestrian safety and movement will be supported where those design features are appropriately located and do not harm the local character.</del></p> <p><del>Development proposals that result in a reduction in car parking provision in Cutthorpe village will not be supported except where adequate and suitable replacement car parking provision is provided on or adjacent to the site or a nearby suitable location in the village.</del></p>	<p>n/a to PDNP</p>	<p>Para 155, p38</p> <p>To align to para 44 and 57 of NPPF</p>
<p><b>Policy B14 FOOTPATHS, CYCLE PATHS AND BRIDLEWAYS</b></p>	<p>The improvement and expansion of the existing network of footpaths, cycle paths and bridleways will be supported. <del>Priority will be given to those that extend and join the existing network.</del> Development proposals should protect and, wherever possible, enhance footpaths, cycle paths and bridleways.</p>	<p>Agree with proposed re-wording – in general conformity with PDNP strategic policy.</p>	<p>Para 159, p39</p> <p>To align with para 16 of NPPF</p>
<p><b>Policy B15 ULTRA-LOW EMISSIONS VEHICLE INFRASTRUCTURE</b>  Page number</p>	<p><u>The development of charging points for Ultra-Low Emission Vehicles and e-bikes will be supported.</u>  <del>Development proposals that include the provision of Ultra-Low Emission Vehicle and e-bike charging points will be supported, where they are sympathetically located and designed.</del></p>	<p>Agree with proposed re-wording – in general conformity with PDNP strategic policy.</p>	<p>Para 164, p40</p> <p>To align with para 16 of NPPF</p>

<p><b>Other matters</b></p>	<p>245. The Plan will be monitored by the Parish Council <del>in conjunction with NEDDC and PDNPA</del> on at least an annual basis. The policies and measures contained in the Plan will form the core of the monitoring activity, but other data collected and reported at the parish level relevant to the delivery of the Plan will also be included.</p> <p><u>Other modifications</u> Update the Contents, Policy, Page, Paragraph and Plan numbering to take into account the recommendations contained in this Report</p>	<p>Agree with proposed modification</p>	<p>Para 167, p41</p>
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