

Agenda Item No. 4(d)

**DERBYSHIRE COUNTY COUNCIL**

**MEETING OF CABINET MEMBER – HIGHWAYS, TRANSPORT AND  
INFRASTRUCTURE**

**9 December 2014**

Report of the Strategic Director - Economy, Transport and Environment

**CHAPEL-EN-LE-FRITH PARISH NEIGHBOURHOOD DEVELOPMENT PLAN  
2013 – 2028 EXAMINATION VERSION**

(1) **Purpose of Report** To agree the County Council's response to the Chapel-en-le-Frith Parish Neighbourhood Development Plan 2013 – 2028 Examination Version (CNP EV).

(2) **Information and Analysis** The County Council has been consulted by High Peak Borough Council on the CNP EV. The CNP EV can be accessed by following the link [http://highpeak-consult.limehouse.co.uk/portal/high\\_peak/chapel\\_neighbourhood\\_plan/chapel\\_n\\_p?pointId=1411735868159](http://highpeak-consult.limehouse.co.uk/portal/high_peak/chapel_neighbourhood_plan/chapel_n_p?pointId=1411735868159).

Along with the High Peak Local Plan, the CNP will form part of the local development plan for the area. The CNP EV provides a vision for the future of the Parish and sets out planning policies covering a 15-year period which generally accord with national planning policy, the High Peak Borough Council Local Plan (currently subject to Examination), and the Peak District National Park Authority's Core Strategy.

Following this consultation, the CNP EV will be submitted to High Peak Borough Council for examination. The CNP will be subject to examination by a Planning Inspector and, if approved, it will proceed to a public referendum. The referendum will be held on whether the CNP should be adopted. Subject to the referendum, the CNP will then be adopted as part of the development plan for Chapel-en-le-Frith Parish.

The CNP EV proposes the delivery of a minimum of 454 new homes over the period to 2028. Since the CNP was drafted in 2013, three of the proposed housing sites to be allocated have been granted planning permission already for a total of 412 dwellings. The CNP EV includes policies on small-scale infill

development, housing mix, density, design and affordable housing. In principle, the CNP EV is supportive of small-scale infill development and affordable housing.

The CNP EV also proposes to allocate 9.44 hectares of land for employment use and includes policies supporting development for tourism and community uses, and retail and mixed uses in the town centre. The CNP EV promotes the regeneration of Chapel-en-le-Frith market place.

The CNP EV includes a proposed policy requiring development to provide facilities and infrastructure on-site and to make contributions towards off-site infrastructure in accordance with the emerging High Peak Local Plan.

With regards to transport, the CNP EV aims to work with partners in order to:

- develop an integrated transport system;
- improve highway safety;
- provide facilities for disabled people;
- encourage walking, cycling and public transport;
- minimise motorised journeys; and
- promote efficient and timely highway maintenance.

The CNP EV seeks to deliver projects, including:

- developing the footpath network;
- Chapel-en-le-Frith (south) rail station approach improvements;
- promotion of a Chapel-en-le-Frith and Chinley local bus service;
- the re-opening of Chapel-en-le-Frith (central) rail station; and
- developing the Peak Forest Tramway Trail and extending the Warmbrook Trail.

The CNP EV incorporates policies that seek to:

- protect the distinctive landscape character and key features of the Chapel-en-le-Frith Parish Special Landscape Area from inappropriate development, and enhance their environmental value and amenity use;
- protect local green spaces from development; and
- protect and extend routes for walkers and cyclists, including linking routes to the countryside network and the town.

### **Local Member Comments**

High Peak County Councillors were consulted in preparing this report. No comments were received at the time of writing the report but any made will be reported at the meeting.

### **Officer Comments**

The CNP EV is supported. In providing for a minimum of 454 dwellings and 9.44 hectares of employment land, it is broadly consistent with the emerging High Peak Local Plan.

Policy CNP1 is supported, which requires development to contribute towards the provision of infrastructure and services. This Policy will assist with delivery of the Derbyshire Infrastructure Plan. The proposed 454 dwellings will have a significant impact on primary and secondary schools and developer contributions towards the provision of school places will be critical to ensure that the CNP delivers sustainable development.

Policy TR1, which requires planning applications to be accompanied by a travel plan, is supported. It would be helpful if Policy TR1 also required planning applications to be accompanied by a transportation assessment, together with a travel plan.

Policies TR2 and TR3 to deliver transport improvements and Policies C1, C2, C3, C4 and C5 on environmental protection and enhancement are also supported. The objective to protect local green and open spaces is welcomed, but it should be noted that school playing fields are not necessarily public spaces; they are under the direction of the School Governors and are subject to their lettings policies.

(3) **Financial Considerations** There are no financial considerations associated with this report.

(4) **Legal Considerations** The CNP EV has been prepared under the Localism Act 2011 in accordance with the National Planning Policy Framework and emerging High Peak Local Plan.

In preparing this report the relevance of the following factors has been considered: prevention of crime and disorder, equality and diversity, human resources, environmental, health, property and transport considerations.

(5) **Key Decision** No.

(6) **Call-in** Is it required that call-in be waived in respect of the decisions proposed in this report? No.

(7) **Background Papers** Held on file within the Economy, Transport and Environment Department. Officer contact details – Harriet Fisher, extension 39551.

(8) **OFFICER'S RECOMMENDATION** That the Cabinet Member approves the comments set out above as the County Council's response to the Chapel-en-le-Frith Neighbourhood Plan Examination Version.

**Mike Ashworth**  
**Strategic Director – Economy, Transport and Environment**