

Appendix 2: Schedule of Modification Recommendations

The Neighbourhood Planning (General) Regulations 2012 (as amended) requires in Regulation 18 for the local planning authority to outline what action to take in response to the recommendations of an Examiner made in a report under paragraph 10 of Schedule 4A to the 1990 Act (as applied by Section 38A of the 2004 Act) in relation to a neighbourhood plan. The Regulations provide that where the Council disagrees with the Examiners report to re-consult, however this provision is not engaged in this instance for the following reason:

Having considered each of the recommendations made by in the Examiner's report and the reasons for them, the Council, with the consent of Withiel Parish Council, has decided to accept the modifications to the draft Plan. Table 1 below outlines the alterations made to the draft Plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by Section 38A of 2004 Act) in response to each of the Examiner's recommendations and the justification for this.

WPNDP= Withiel Parish Neighbourhood Plan CC = Cornwall Council

Section modified in the Withiel Neighbourhood Plan. Section/Policy	Modification Recommendation	FPNDP Consideration/ justification
Consultation Statement	Update Consultation Statement to reflect consultation with National Grid at Regulation 16 stage.	WPNDP agrees to the recommendation and the Consultation Statement has been updated.
Neighbourhood Development Plan format	Add Section numbers beyond Section 5 and add paragraph numbers to the whole plan	WPNDP agrees to the recommendation and the plan has been updated.
Neighbourhood Development Plan maps	Consider adding a general locational plan to the NDP to show the context of Withiel Parish within the wider Cornwall are	WPNDP agrees to the recommendation and the map has been added.
Section 2: Neighbourhood planning: national and local	Update bullet point 2 to refer to the updated NPPF; update bullet point 9 to refer to the adopted Cornwall Local Plan and delete bullet points 4,5 and 6.	WPDNP agrees to the recommendation and the map has been added

Section 4: Description of development plan process so far	Add a further paragraph to Section 4 to explain the Regulation 16 Consultation Process which took place in Autumn 2017.	WPNDP agrees to the recommendation and the paragraph has been added.
Section 5: Procedure for submission, examination, referendum, adoption	Update Section 5 in light of any changes made in line with previous recommendation	WPNDP agrees to the recommendation and update has been made.
Policy A1	Add "the" between "within" and "neighbourhood"	WPNDP agrees to the recommendation and the update has been made.
Policy A2	Reword Policy A2 to read "Proposals to expand existing or develop new specialised agri-pastoral farming activities will be supported, provided the development is appropriate to its scale and location and complies with other relevant policies in the NDP and Cornwall Local Plan".	WPNDP agrees to the recommendation and the update has been made.
Policy A3	<p>Reword Policy A3 as follows: "Development proposals for commercial and employment use to promote the regeneration of the site known as Victoria Square (identified on Map A2) will be supported in principle. Any proposals for the loss of business space should:</p> <ul style="list-style-type: none"> • Demonstrate that there is no market demand through active and continued marketing for at least 9 months and • Result in the provision of better quality employment space allowing for mixed-use and the regeneration of existing uses or • Be necessary to meet a clear need for community facilities or rural affordable housing <p>Any development proposals should be subject to early</p>	WPNDP agrees to the recommendation and the update has been made.

	engagement and consultation with the Parish Council and seek to provide safe pedestrian and cycle access to the facilities at Victoria. Any significant development should be subject to traffic impact assessment and consultation with the Highways Agency".	
Description of relevant features of parish	Delete last sentence of first paragraph on page 16 and substitute: "The parish is defined as part of the Bodmin CNA where residential development will be limited to infilling within existing settlement boundaries and rural exception sites".	WPNDP agrees to the recommendation and the update has been made.
Policy B1(a)	Reword Policy B1(a) to read: "Proposals for single dwellings or very small scale residential development on infilling plots within defined settlement boundaries will be permitted". Amend title of B1 t denote the boundary shown in black as "Withiel settlement boundary". Delete Note below Map B1.	WPNDP agrees to the recommendation and the update has been made.
Policy B1(c)	Add "Withiel" between "the" and "parish" in the first sentence of Policy B1(c)	WPNDP agrees to the recommendation and the update has been made.
Policy B2	Reword Policy B2 as follows: "Proposals for the development of affordable housing will be permitted in accordance with Cornwall Local Plan Policy 8- Affordable Housing, provided there is no significant adverse impact on the landscape or historic environment. Such proposals must be located near to existing services and facilities and should be well connected to the local transport network". Add a title to Policy B2- Affordable Housing.	

Policy C1	Reword Policy C1 to read as follows: "To maintain and conserve the character and attractiveness of the plan area and to facilitate access to it for residents and visitors alike, developer contributions will be sought, where appropriate, to enhance existing or provide new community facilities".	WPNDP agrees to the recommendation and the update has been made.
Policy D1	Change title of Policy D1 to "Heritage- General Principles". Delete "Further to Policy B1, above" at the beginning of the policy.	WPNDP agrees to the recommendation and the update has been made.
Policy D2	Reword Policy D2 to read "Repairs of and alteration to existing historic buildings or structures, including guide posts, way markers and post boxes, should accord with Cornwall Local Plan Policy 24- Historic Environment".	WPNDP agrees to the recommendation and the update has been made.
Policy D3	Add "provided they are of an appropriate scale to their location and accessible by a range of transport nodes" after "larger commercial developments" in the second sentence of Policy D3.	WPNDP agrees to the recommendation and the update has been made.
Green Assets and Sustainable Development	In the first sentence of the second paragraph on page 26, delete "One is" and insert "The River Camel and Tributaries SSSI lies...". In the second last sentence of the same paragraph delete "this" and insert "Retire Common site". Delete the sentence "An AGSV is defined by Cornwall Council plan as an area acting as a 'buffer' around the most important and sensitive nature conservation sites" from the third paragraph on page 26. Add as a new sentence after "protected by legislation" in the first paragraph on page 27 "The plan area contains a number of 'priority habitats' including upland heathland, semi-improved grassland, lowland heathland and purple moor grass and rush pastures". Delete Area of Great Scientific Value notation	WPNDP agrees to the recommendation, the policy update and the map update have been made.

	from Map E1 and add River Camel SAC.	
Policy E1	Reword Policy E1 to read "Development proposals within or outside the designates Sites of Special Scientific Interest which would be likely to adversely affect the site (either individually or in combination with other developments) will not be permitted unless the benefits of the development, clearly outweigh both the adverse impacts on the site and any adverse impacts on the wider network of SSSI's". Add a title to Policy E1- "Sites of Special Scientific Interest".	WPNDP agrees to the recommendation and the update has been made.
Policy E2	In Policy E2 delete "Given the territorial extent...logically designated landscape, however" and insert "Development within the Area of Great Landscape Value should maintain its character and distinctive landscape qualities. Any such development must be undertaken...". Add a title to Policy E2 "Area of Great Landscape Value".	WPNDP agrees to the recommendation and the update has been made.
Policy E3	Delete "in" between "landscape" and "new" and insert "creating" in the second sentence of Policy E3. Add a title to Policy E3 "Landscape character, geodiversity and biodiversity".	WPNDP agrees to the recommendation and the update has been made.