

Appendix 2: Schedule of Modification Recommendations

The Neighbourhood Planning (General) Regulations 2012 (as amended) and the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2017 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 Crantock 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.

CPNDP= Crantock Parish Neighbourhood Plan

Section modified in the Crantock Neighbourhood Plan. Section/Policy	Modification Recommendation	CPNDP Consideration/ justification
Summary	Remove reference to evidence base being available via a private email address	CPNDP agrees to the recommendation and this reference has been removed.
List of Evidence Files	Evidence list to be hyperlinked	CPNDP agrees to the recommendation and the hyperlinks have been added
Appendix 1	Add Views and Vistas evidence as Appendix 1 to the plan	CPNDP agrees to the recommendation and the evidence has been added as an appendix.
Policy H1	Reword final paragraph of policy to read: Development outside the boundary will only be acceptable if it complies with Policy 7 in the Cornwall Local Plan 2015-2030 and	CPNDP agrees to the recommendation and the policy has been amended.

	other policy in the development plan.	
Affordable Housing Policies (Map 1)	Settlement boundary to include the site off Green Lane and the Tara Vale development.	CPNDP agrees to the recommendation and the map has been updated.
Policy H2	<p>Amend policy to read: Current indications are that local affordable housing needs are likely to have been met in the lifetime of this plan, but any proposals for housing development must meet the affordable housing requirements of Policies 8 and 9 in the Cornwall Local plan 2015-2030 and this policy. Applications must demonstrate the following:</p> <ol style="list-style-type: none"> 1. A tenure target of 70% affordable rented homes and 30% intermediate housing for sale or rent will be sought unless current evidence suggests this should change; 2. The type and size mix of affordable dwellings must reflect identified local needs as evidenced through the Cornwall housing register current at the time or any specific local surveys; 3. Affordable homes should not be readily differentiated from the open market homes by their design, quality, location and distribution within a site; 4. The dwellings will be occupied by people with a local connection in housing need in accordance with Cornwall Council's definition in the Cornwall Homechoice Scheme v1.6 June 2016 (para 4.4 ff) or any future Council document updating this definition. 5. All development proposals should consider the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion. 	CPNDP agrees to the recommendation and the policy has been amended.

Policy I1	<p>Policy wording to be replaced with:</p> <p>Due to the current identified problems of pollution incidents in the neighbourhood plan area and the sensitive marine environment, no further developments linking to the public foul water waste system will be supported until such time as formal capacity checks have been undertaken and any improvements required secured.</p>	CPNDP agrees with the recommendation and the policy has been amended.
Policy PV1	<p>Policy wording to read:</p> <p>Due to the topography and historic development of Crantock there are important panoramas, vistas and views within the locality, or and views to and from the village that contribute to its special character and quality of coast, countryside and dunes areas. Development should not compromise the panoramas, vistas and views shown in Annex A or important public views and vistas within the Area of Great Landscape Value (AGLV).</p> <p>Developers submitting proposals within the AGLV should submit a Landscape Visual Impact Assessment (LVIA) identifying the impact on public views and vistas that their proposed development would have.</p> <p>The AGLV has unique character and features and any development must retain and strengthen the character and</p>	CPNDP agrees with the recommendation and the policy has been amended.

	features of this important landscape.	
AGLV map (Page 32)	Map to make it clear which part of the designation applies to the designated neighbourhood area (Parish of Crantock) by showing the boundary and stating the fact that this is the only relevant part of the designation for the purposes of this Plan and Policy PV1.	CPNDP agrees with this recommendation and the map has been amended.
Landscape Features Satellite Image	To include neighbourhood area boundary	CPNDP agrees with this recommendation and the image has been amended.
Panoramas, Vistas and Views (page 33)	The error noted by Natural England with regard to the need for consistent reference to the "Marine Conservation Zone" on page 33 is corrected.	CPNDP agrees with this recommendation and the text has been corrected.