

Appendix 2: Schedule of Modification Recommendations

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 Landrake with St Erney 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.

LPNDP= Landrake with St Erney Parish Neighbourhood Plan

Section modified in the Landrake with St Erney Neighbourhood Plan. Section/Policy	Modification Recommendation	LPNDP Consideration/ Justification
Basic Conditions Statement	Add a title page and date to the Basic Conditions Statement.	LPNDP agrees to the recommendation and the policy has been updated.
Basic Conditions Statement	Add a new section at the end of the Basic Conditions Statement to explain how the NDP meets Human Rights Requirements, based on the recent statement provided by the Steering Group, quoted in para 52 above.	LPNDP agrees to the recommendation and the policy has been updated.
Basic Conditions Statement and Cornwall Council Webpage	Add the SEA and HRA Screening Report to the Cornwall Council and Parish Council website and as Appendix C to the Basic Conditions Statement.	LPNDP agrees to the recommendation and the policy has been updated.
NDP – Policy Section	Steering Group to consider, with advice from Cornwall Council, adding a composite Proposals Map to the NDP.	LPNDP agrees to the recommendation and the policy has been updated.

NDP – Background to the Parish	Add the map of Landrake Conservation Area as a new appendix, with an appropriate reference in the Background to the Parish section of the NDP.	LPNDP agrees to the recommendation and the policy has been updated.
NDP – Policy 1: Target Housing Growth for the LNDP Period	Amend “2018” to “2017” in first line of Policy 1. Amend title pages of all relevant NDP documents to show a plan period of 2017 to 2030.	LPNDP agrees to the recommendation and the policy has been updated.
NDP – Policy 2: Locations for Housing Development	Delete “up to” in the first line of Policy 2.2	LPNDP agrees to the recommendation and the policy has been updated.
NDP – Policy 2: Locations for Housing Development	Add at the end of Policy 2.1 two new sub paragraphs “a. Development of the site between West Lane and the A38 i) should seek to retain the existing tree and boundary coverage, provide further planting to any roadside edge and provide visual screening for both existing and future residents; and, ii) should follow the existing contours on the site and relate well to its physical boundaries. b) Access to any site adjacent to the A38 should be subject to consultation with Highways England and appropriate pedestrian facilities should be provided to enable safe access to community facilities and services within Landrake.”	LPNDP agrees to the recommendation and the policy has been updated.
NDP – Policy 2: Locations for Housing Development	Delete “proposals map” and substitute “Development Boundary Map at Appendix 4” in the fourth line of Policy 2.2.	LPNDP agrees to the recommendation and the policy has been updated.
NDP – Policy 2: Locations for Housing Development	Change “principle” to “principal” in the second lines of the first two paragraphs on page 13.	LPNDP agrees to the recommendation and the policy has been updated.
NDP – Policy 3: Size and Type of Housing Development	Add “or Help to Buy South West Register or its successor” after “Homechoice Register” in that the end of Policy 3. Change “wanted” to “needed” in the second sentence of the first paragraph of the Justification on page 14.	LPNDP agrees to the recommendation and the policy has been updated.
NDP - Policy 4: Economic Development	In line 3 of Policy 4 in add “provided the landscape and scenic beauty of the AONB is conserved” after “to this document”. Add “and in line with CLP Policy 5”.	LPNDP agrees to the recommendation and the policy has been updated.

	after "acceptable in principle" at the end of Policy 4	
NDP - Policy 5: Minimum Parking Requirements for New Housing Development	Reword Policy 5.1 (ii) to read "2 or more bedroom properties should have a minimum of 2 parking spaces." Change "Other uses beyond housing" in Policy 5.3 to "Uses other than housing".	LPNDP agrees to the recommendation and the policy has been updated.
NDP - Policy 6: Improving congestion and highway safety	Reword title of Policy 6 as "Alleviating congestion and improving highway safety".	LPNDP agrees to the recommendation and the policy has been updated.
NDP - Policy 8: Safeguarding existing Community Facilities	Add "accessible by walking, cycling or public transport" after "accessible alternatives" in Policy 8.3.	LPNDP agrees to the recommendation and the policy has been updated.
NDP - Policy 9: Safeguarding Recreational Area and Important Green Spaces	Add supporting evidence provided by the Parish Council to justify designation of each of the three sites as Local Green Space as a new paragraph at the end of section 14.2.2.	LPNDP agrees to the recommendation and the policy has been updated.
NDP - Policy 12: Safeguarding Wildlife	Add "European, national and local" after "any of the" in Policy 12.1. In Policy 12.1(i) delete "Any development that demonstrates" and replace with "Any development which affects such sites should demonstrate that any adverse impacts on such sites have been avoided in the first instance, or as a last resort compensated for and demonstrate that"	LPNDP agrees to the recommendation and the policy has been updated.