

## 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 Polperro Community 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.

PLPNDP= Polperro and Lansallos Parish Neighbourhood Plan

<b>Section/Policy</b>	<b>Modification Recommendation</b>	<b>PLPNDP Consideration/ Justification</b>
Basic Conditions Statement	Add a date to the front cover.	PLPNDP 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, based on Figure A	PLPNDP agrees to the recommendation and the policy has been updated.
NDP – Housing Statement	Delete "Using an alternative approach, figures supplied by Cornwall Council are presented in Table 1 and show" in the first line of Paragraph 7.4 and replace with "Based on advice from and figures supplied by Cornwall Council, Table 1 shows".	PLPNDP agrees to the recommendation and the policy has been updated.
NDP – Housing Statement	Amend plan period on front cover of NDP and other supporting documents from 2018-2030 to 2017-2030	PLPNDP agrees to the recommendation and the policy has been updated.

NDP - Policy 1: Design and Character of Lansallos Parish	Add after the first sentence of Para 8.4 "The key landscape characteristics of the Parish include narrow winding Cornish lanes; substantial Cornish hedges and irregular fields and it is important that these are protected."	PLPNDP agrees to the recommendation and the policy has been updated.
NDP - Policy 2: Energy Saving and Carbon Reduction Measures	Delete "for installations" in the first line of Policy 2(3) and replace with "to install energy saving and carbon reduction measures"	PLPNDP agrees to the recommendation and the policy has been updated.
NDP - Policy 3: Housing	Amend "Development Area" to "Development Boundary" in the key to Figure F	PLPNDP agrees to the recommendation and the policy has been updated.
NDP - Policy 3: Housing	Add as a new sentence at the end of paragraph 8.16 "It is recognised that the Talland area is different in character from other parts of the parish and whilst there may be a limited number of small sites that are suitable for infill, many of the gaps between existing buildings are important to the local character of Talland and should remain open, in accordance with paragraph 1.66 of the CLP." Delete "(see Figure A)" after "Trenewan" in Policy 3. Add "in line with CLP Policy 3" at the end of Policy 3.	PLPNDP agrees to the recommendation and the policy has been updated.
NDP - Policy 4: Affordable Housing	Delete "five" in second line of Policy 4 and replace with "ten". Add at the end of Policy 4(2), "Proposals for affordable housing development on publicly owned sites on infill, rounding off or brownfield sites within the development boundary will be supported."	PLPNDP agrees to the recommendation and the policy has been updated.
NDP - Policy 5.1: New Housing – Principal Residency	Change title of Figure D to "Survey area for Assessment of Dwelling Occupancy Type". Add the relevant date to specify when the survey was undertaken.	PLPNDP agrees to the recommendation and the policy has been updated.
NDP - Policy 5.1: New Housing – Principal Residency	Reword Policy 5.1(2) to read "The condition or obligation on new open market homes will require that they are occupied only as the primary (principal)	PLPNDP agrees to the recommendation and the policy has been updated.

	<p>residence of those persons entitled to occupy them. Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition, and be obliged to provide this proof if/when Cornwall Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services such as healthcare and schools.”</p>	
NDP - Policy 8: Commercial Development	<p>Change title of policy 8 to “Employment Development”. Change “Policy 9” in fourth line of Paragraph 8.29 to “Policy 8”</p>	<p>PLPNDP agrees to the recommendation and the policy has been updated.</p>
NDP - Policy 8: Commercial Development	<p>Add new paragraph 8.31 to Section 8 as follows “A neglected area of employment land straddles the border between Looe and Lansallos at Polean, with the majority of the existing employment land located in Looe Parish. Potentially, it presents an opportunity to introduce new employment activity for the benefit of both parishes. A master plan for the site is being commissioned by Looe Town Council. If more development proposals are worked up, Polperro and Lansallos Parish Council will continue to liaise with Looe Town Council to ensure that any development proposals for the whole site comply with the requirements of CLP Policy 8.” Add a map showing the location of the Polean site and the respective site boundaries to the NDP. Renumber exiting 8.31 as 8.32.</p>	<p>PLPNDP agrees to the recommendation and the policy has been updated.</p>
NDP - Policy 9: Holiday Lodges and Static Caravans	<p>Add at the end of Policy 9 “Measures to reduce the landscape and visual impact of existing holiday villages will be supported.”</p>	<p>PLPNDP agrees to the recommendation and the policy has been updated.</p>

<p>NDP - Policy 14 Kilminorth Woods</p>	<p>Delete second sentence of Policy 14 and reword as follows "Proposals for permanent or semi-permanent structures within or adjacent to the edges of the woods, including along the shoreline of the West Looe estuary, will only be supported where:</p> <ul style="list-style-type: none"> <li>(i) Provision is made to ensure that any harm to existing biodiversity is adequately mitigated and measurable gains in biodiversity are delivered: and</li> <li>(ii) Planting and other measures that contribute to the maintenance of the historic character of the wood are incorporated in the design</li> <li>(iii) The proposal does not impact on wildlife habitats</li> <li>(iv) The proposal would not detract from the natural beauty of the woods or the estuary." </li></ul>	<p>PLPNDP agrees to the recommendation and the policy has been updated.</p>
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