

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 Lanner 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= Lanner Parish Neighbourhood Plan

Section modified in the Lanner Neighbourhood Plan. Section/Policy	Modification Recommendation	LPNDP Consideration/ justification
Consultation Statement	Add a title page and date	Agreed and included
Basic Conditions Statement	Delete para. 6.3 of the Basic Conditions Statement and replace with "A full assessment of how the Neighbourhood plan complies with the guidance in the NPPF is set out in Appendix Three".	Agreed and amended
Basic Conditions Statement	Add a short section to the Basic Conditions Statement to summarise how the NP contributes to sustainable development, to include a cross reference to the analysis set out in Appendix Three.	Agreed and included
Basic Conditions Statement	Re-number the "6. Compatibility with EU Obligations!" section in the Basic Conditions Statement as Section 8 and renumber associated paragraph numbers accordingly.	Agreed and amended
Basic Conditions Statement	Delete paragraph at top of page 3 of the Basic	Agreed and amended

	<p>Conditions Statement. Replace paragraph 6.1 (to be renumbered as paragraph 8.1) on page 4 of the Basic Conditions Statement with "Cornwall Council carried out a Screening Assessment of the draft Lanner NP to assess whether the plan requires Strategic Environmental Assessment (SEA) or Habitat Regulations Assessment (HRA). This assessment is attached as Appendix Two. The Assessment concluded that neither a SEA nor an HRA is required as the NP is unlikely to have a significant impact on the environment or on European Sites. A desktop Heritage Impact Assessment was also carried out and this is also attached". Add the SEA and HRA Screening Assessment and Desktop Heritage Impact Study to Appendix Two of the Basic Condition Statement. Move paragraph 6.7 to become the third paragraph of the new Section 8 and renumber as paragraph 8.3. Renumber subsequent paragraphs accordingly.</p>	
NDP	Consider adding a composite proposals map to the NP.	Agreed and included
All	Change all references to the plan period in the NP and supporting documents to 2017 to 2030. Delete para 5 (d) in the Basic Conditions Statement and replace with "The NP covers the period up to and including 2030."	Agreed and amended
Section 3	Amend plan period in 3.1 to 2017-2030.	Agreed and amended
Section 5	Add Table 2 to Section 5 along with short introductory paragraph. Delete Section 6 and renumber subsequent sections accordingly.	Agreed and amended
NDP	Add policy titles to each policy and a policy index at the start of the plan.	Agreed and included
Policy One	Delete existing Policy One and reword to read "When considering development proposals, a positive approach will be taken that reflects the presumption	Agreed and amended

	<p>in favour of sustainable development set out in the NPPF, the CLP and the other policies in this Neighbourhood Plan." Add new paragraph 8.6 to read "The assessment of sustainability is recognised as a subjective appraisal but, in seeking a balanced and comprehensive understanding of the impact of a development proposal, consideration will be given to any positive or negative effects it may have on sustainability or resilience beyond the perimeter of the site."</p>	
Policy Two	<p>Move Policy Two to Section 9 and add title "Settlement Boundaries". Reword first paragraph of Policy Two to read "Proposals for new housing development within the settlement boundaries shown in Map 2 will generally be supported". Reword second paragraph to read "Such proposals will comprise infilling or rounding off of existing settlements and should not intrude into the open countryside or compromise the character of Lanner as a village or parish." Reword third paragraph to read "Any new housing development should demonstrate quality of design and sensitivity to its surroundings and neighbours. In particular, the design should be consistent with the scale and proportion of existing houses and gardens in the area". Add "where there is:" after "will not be supported' in fourth paragraph.</p>	Agreed and amended
Page 15	<p>Move text in footnote on page 15 to supporting text and number as para 9.1 and 9.2 respectively. Renumber subsequent paragraphs accordingly. Add "Consequently no settlement boundary has been defined for Trevarth" at the end of para 9.4. Add a key to Map 2.</p>	Agreed and amended
Page 19 and 20	<p>Delete footnotes 2-4 on page 19 and unnumbered</p>	Agreed and amended

	paragraph which starts "Since the calculation" below para 10.7 on page 20.	
Section 14	Delete para. 10.9 and Section 14. Renumber subsequent sections accordingly.	Agreed and amended
Section 10	Add new Paragraph 10.9 to read "During public consultation on the Neighbourhood Plan, community support was expressed for development on Land at Lannarth Farm, Rough Street. The site could provide an opportunity to provide a public car park for users of nearby community buildings, including churches, village hall and cemetery. The community also expressed a preference for one/two-bedroom homes, aimed at those wishing to downsize, possibly with some sheltered housing. Suitable arrangements to maintain the integrity of the footpath through the site and safe vehicular access would be needed. Any development proposals for the site at Lannarth Farm would need to be assessed against CLP Policy 3, the Chief Planning Officer's Advice Note: Infill/Rounding Off: December 2017 and Policy 7 - Design."	Agreed and amended
Page 22, page 25/26 and Section 11	Delete Footnote 6 on page 22 and the paragraph which starts "Evidence of local need...." on pages 25/26 and move to an appropriate location in the Consultation Statement. Add a cross reference to Appendix Three in paras 11.6 and 11.7. Add source and date of information to Appendix Three.	Agreed and amended
Policy Three	Change "close" to "adjacent" in line three of Policy Three.	Agreed and amended
Page 23	Delete "Third, a qualifying person will actually have a desire to live in Lanner" at the end of the paragraph entitled "Local needs" on page 23	Agreed and amended
Policy 4	Change "well received" to "supported" in line 3 of Policy Four.	Agreed and amended

Section 15	Move "(Note, criteria 1-8 do not apply to extensions or modifications to existing buildings)" from second/third line of Policy Seven to the end of paragraph 15.2.	Agreed and amended
Policy Eight	Add "Where appropriate" at the start of Policy Eight. Add areas designated as AGLV and WHS to the NP and to the NP Proposals Map.	Agreed and amended
Policy Ten	Delete "Within the plan area" from the start of Policy Ten.	Agreed and amended
Policy Fourteen	Add "as set out in CLP Policy 24" after" protection and respect" in line three of Policy Fourteen.	Agreed and amended
Section 20 and Policy Seventeen	Add a new paragraph 20.3 to read "It is evident that Lanner residents rely heavily on the car and this is reflected in the high number of households having two or more cars. Consequently, while Cornwall Council generally seeks 1.5 parking spaces per household, it is considered that 2 parking spaces per household is a more appropriate approach in the Neighbourhood Plan Area. This is not to surrender any desire to encourage and plan for greater use of public transport or for more people to walk or cycle: but there is a need to recognise reality. Economic conditions also mean that more domestic garages are being used as utility rooms or even the footprint for home extensions – so a higher level of on-site car parking provision is appropriate." Move Policy Seventeen to follow new paragraph 20.3	Agreed and amended
Section 20 and Appendix 8	Move all of Paragraph 20.3, except the first sentence on page 46, to a new Appendix 8 entitled "Road Traffic Data"	Agreed and amended
Policy Eighteen	Amend first paragraph of Policy Eighteen to read "Any development proposals which help to reduce the speed of vehicles travelling through or within the	Agreed and amended

	parish will be supported. Development which would add to traffic on the north side of Pennance Road will be avoided or limited." Delete "Specifically:" Move first two bullet policy of Policy Eighteen and list as Community Actions in Appendix Seven and delete third bullet point. Delete last sentence of Paragraph 20.8	
Policy Twenty	Add "of over 1ha in Flood Zone Risk 1" after "New Housing development" in the first line of Policy Twenty.	Agreed and amended
Policy Twenty	Add "measures to" after "incorporate" in Policy Twenty clause b). Change "first" to "preferred" in Policy Twenty clause e).	Agreed and amended
Policy Twenty One	Add "of an appropriate scale" after "energy proposals" in first line of Policy Twenty One	Agreed and amended
Policy Twenty Two	Delete Policy Twenty Two and renumber subsequent policies accordingly	Agreed and amended
Maps 9 and 10	Delete Maps 9 and 10 and text in blue below each map under Policy Twenty Four. Change "six" to "four" in first line of Policy Twenty Four.	Agreed and amended
Maps 9 and 10 and Section 17	Move Maps 9 and 10 to Section 17, moving Map 9 to sit below paragraph 17.2. Move Map 10 to sit below paragraph 17.3. Amend respective titles to "Map 9 Tresavean Mine Area of Landscape, Recreational and Historic Value" and "Map 10 Carn Marth Area of Landscape, Recreational and Historic Value".	Agreed and amended
Policy Twelve	Reword Policy Twelve to read "The Area of Carn Marth, identified in Map 10, is special to Lanner and its identity. Its status as an Area of Great Landscape Value should be respected and safeguarded. Any development within the Carn Marth Area of Landscape, Recreational and Historic Value should maintain the character and landscape quality of the	Agreed and amended

	<p>area and conserve and reflect its historic mining heritage. Any development on the slopes of Carn Marth will be resisted." Add a new second sentence to Paragraph 17.2 which states "This is shown coloured green in Map 10."</p>	
<p>Policy Thirteen</p>	<p>Add "identified in Map 9" after "Mineral Tramway" in the first sentence of Policy Thirteen. Also, delete "its inclusion as part of the World Heritage Site and its surrounds deserve" and substitute "reflecting its connections and proximity to the World Heritage Site." In last sentence of Policy Thirteen, delete "here" and substitute "the Tresavean Mine Area of Landscape, Recreational and Historic Value and add "all" before "landscape" and "historic" before "features". Add location of Tresavean Trail to Map 9 and annotate as being part of the World Heritage Site.</p>	<p>Agreed and amended</p>