

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 Lostwithiel Town 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= Lostwithiel Parish Neighbourhood Plan

Section modified in the Lostwithiel Neighbourhood Plan. Section/Policy	Modification Recommendation	LPNDP Consideration/ justification
Policy EH1 – Solar Energy	In a) replace: <ul style="list-style-type: none"> • 'Support' with 'Development proposals'. • 'only' with 'will be supported'. In b) replace: <ul style="list-style-type: none"> • 'Applicants should use' with 'Development proposals should demonstrate how they have considered and incorporated the contents of' In c) replace: <ul style="list-style-type: none"> • 'include' with 'identify and implement'. • 'must' with 'should'. 	LPNDP agrees to the recommendation and the policy has been updated.
Policy EH2 – Protecting the Heritage	In the title add 'of the Town' after 'Heritage' Replace 'Support will be given for' with 'Development'	LPNDP agrees to the recommendation and the policy has been updated.

	<p>After 'survivals' add 'will be supported'</p> <p>At the end of criterion (c) replace the full stop with `; and`</p>	
Policy HH1 – Flood Risk	Replace 'No development...permitted' with 'Proposals for built development will not be supported'.	LPNDP agrees to the recommendation and the policy has been updated.
Policy HH2 – The Development Boundary and Requirements	<p>Replace a) and f) with: 'Development proposals within the development boundary will be supported where they comply with other development plan policies in general and high-quality design in particular. The layout of new development should reflect the scale and density of development in the identified Character Zones, making sensitive use of the local topography and avoiding development on the skyline surrounding the town. The design of proposals and the use of materials within the conservation area should be in accordance with those of its Character Zone'.</p> <p>Reposition paragraph d) so that it follows paragraph a).</p> <p>Within this criterion:</p> <ul style="list-style-type: none"> • Replace 'permitted' with 'supported'. • Replace 'a majority... or site area) of housing' with 'at least 50% of the total number of dwellings'. • At the end of the paragraph add: 'Any such new development should be well-related to the physical form of the town and appropriate in scale, character and appearance'. <p>Reposition paragraph b) so that it follows the modified paragraph d) (as above).</p>	LPNDP agrees to the recommendation and the policy has been updated.

	<p>Within this paragraph replace 'on Rural Exception.... Parish' with 'where they meet the special circumstances identified in paragraph 55 of the NPPF (2012) and, where appropriate, provide evidence that the scale and the need for development responds to the local affordable housing needs of Lostwithiel Parish'.</p> <p>In e) replace 'Parish' with 'neighbourhood area'.</p>	
Policy HH3 – Redundant Buildings	At the end of criterion (e) replace the full stop with `; and`.	LPNDP agrees to the recommendation and the policy has been updated.
Policy HH4 – Design and Access Requirements	<p>In the initial part of the policy replace 'must include a' with 'will be supported where the relevant' and 'showing' with 'indicates'.</p> <p>In the following sentence and in part (b) replace 'must' with 'should'.</p> <p>At the end of criterion (xi) replace the full stop with `; and`.</p>	LPNDP agrees to the recommendation and the policy has been updated.
Policy HH6 – Housing Density	<p>In the first part of the policy replace:</p> <ul style="list-style-type: none"> • 'must' with 'should'; • 'lower density' with 'density compatible with its immediate surroundings' <p>In the second part of the policy replace 'permitted' with 'supported'</p>	LPNDP agrees to the recommendation and the policy has been updated.
Policy BE1 – Commercial Fascias and Hoardings	<p>Replace 'are to be' with 'will be supported where they would be'.</p> <p>After 'character' insert 'or appearance'.</p>	LPNDP agrees to the recommendation and the policy has been updated.
Policy BE2 – Change of Use	Replace 'Apart from.... rights' with 'Insofar as planning permission is required'.	LPNDP agrees to the recommendation and the policy has been updated.

	<p>Replace 'be resisted' with 'will not be supported'.</p> <p>Start a new sentence after 'will not be supported' (see above). Replace 'and applications for' with 'Development proposals that would involve' and 'permitted' with 'supported'.</p> <p>After criterion b) add:</p> <p>'(c) the proposal would result in the provision of better-quality employment space allowing for mixed use</p> <p>(d) the existing business premises are unsuitable to continue as business use due to environmental considerations'</p> <p>In the second part of the policy replace 'encouraged' with 'supported'.</p>	
Policy BE3 – Home-Based Enterprises	<p>At the start of the policy add: 'Insofar as planning permission is required'.</p> <p>Delete 'encouraged and'.</p>	LPNDP agrees to the recommendation and the policy has been updated.
Policy TT3 – Footbridge Allocation	<p>Replace the title of the policy with 'Land adjacent to the railway line and the level crossing'.</p> <p>Replace the wording after 'safeguarded' with: 'for railway use, car parking and the construction of a footbridge over the railway'.</p>	LPNDP agrees to the recommendation and the policy has been updated.
Policy CR1 – Community Infrastructure Levy	Delete this policy	LPNDP agrees to the recommendation and the policy has been updated.
Policy CR2 – Community	Delete this policy	LPNDP agrees to the recommendation

Benefits		and the policy has been updated.
Policy CR3 – Local Green Spaces	<p>Modify policy title to read: 'Incidental Green Spaces'.</p> <p>In the policy replace 'local' with 'incidental'.</p> <p>Delete 'The Brambles' from the schedule of sites in the policy.</p>	LPNDP agrees to the recommendation and the policy has been updated.
Policy CR4 – Public Open Space	<p>After the first sentence add: 'Proposals for built development will not be supported other than those directly related to the function and operation of the Lostwithiel School on this site'.</p> <p>Delete the second sentence of the policy.</p>	LPNDP agrees to the recommendation and the policy has been updated.