

## 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 Landulph 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.

Section modified in the Landulph Neighbourhood Plan. <b>Section/Policy</b>	<b>Modification Recommendation</b>	<b>Landulph NDP Consideration/ justification</b>
<b>Policy 1: New Development</b>	<p>In the first part of the policy replace "Proposals for minor housing development and redevelopment (where minor housing development is defined as 5 or fewer dwellings)" with " Proposals for new housing development of five dwellings or less"</p> <p>Replace the second criteria of the first part of the policy "proposals for all new housing developments are 'standalone' and do not adjoin sites which are/have been either;</p> <ul style="list-style-type: none"> <li>a. subject to the determination of a current planning application;</li> <li>b. to an extant planning approval; or,</li> <li>c. developed within the NDP period." </li></ul>	Agree and amendments made

	<p>With "Proposals for all new housing development are on standalone sites which respect the scale and location of the sites concerned'."</p> <p>In the third criteria of the first part of the policy replace "seeks to preserve" with "preserves".</p> <p>Replace the second part of the policy with "Proposals for affordable and low-cost housing will be supported."</p> <p>Delete the third part of the policy "The inclusion of fire sprinklers in housing specifically for elderly or disabled residents is a requirement."</p> <p>At the end of paragraph 9.1.4 add: "Policy 1 sets out a locally-distinctive policy context within which new development can come forward. At its heart is an approach to ensure that the strategic housing requirement is met by a series of standalone smaller sites which respect the rural character of the neighbourhood area. Whilst all planning applications would need to be assessed on their merits against the policies in the development plan, potential larger developments which would be developed in a series of smaller phases are not supported in this Plan. This reflects both the character of the neighbourhood area and community feedback as the Plan has been prepared."</p> <p>At the end of paragraph 9.1.8 add: "The inclusion of fire sprinklers in housing for the elderly and people with disabilities is strongly recommended. In any</p>	
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	<p>event the safety of all dwellings and means of escape are addressed separately in the Building Regulations.’”</p> <p>At the end of paragraph 9.1.9 add: “Policy 1 provides a positive context for the development of additional dwellings in the neighbourhood area. Whilst it does not identify specific sites it provides a positive policy basis against which development proposals can be assessed. The work on the housing requirements in the neighbourhood area identifies a need for around 20 dwellings in the Plan period. A variety of proposals may come forward within the Plan period including those for the redevelopment of existing brownfield sites.’</p>	
<p><b>Policy 2:</b> Roads and Parking</p>	<p>In the second part of the policy replace ‘encouraged’ with ‘supported’</p>	<p>Agree and amendment made</p>
<p><b>Policy 4:</b> Landulph and Cargreen Waterfronts, Quays and Public Spaces</p>	<p>Replace the opening part of the policy “Development will be supported provided that:” with “Where appropriate the location and the design of development proposals should respect the waterfronts, quays, beaches, slipways and pathways in the neighbourhood area. Development proposals will be supported subject to the following criteria:”</p> <p>In criterion 1 replace “it does not” with “they would not.”</p> <p>In criterion 2 replace “it is” with “they are”</p>	<p>Agree and amendments made</p>

	<p>In criterion 3 replace "it acknowledges" with "they acknowledge" and delete "see Appendix A."</p> <p>In criterion 4 replace "it has" with "they have" and insert "integrity of " between 'the' and 'Plymouth'.</p> <p>In criterion 4 delete "See Appendix A5 for Map".</p> <p>At the end of paragraph 12.1.4 add:  'Policy 4 addresses these particular matters. It has been designed to operate in combination with Policy 1 which sets the wider scene for new residential development in the neighbourhood area.'</p> <p>At the end of paragraph 12.2.2 add:  'Map [insert number] shows the extent of the Plymouth Sound and Estuaries SAC and the Tamar Estuaries Complex SPA.'</p>	
<p><b>Other Matters</b></p>	<p>Modification of general text (where necessary) to achieve consistency with the modified policies.</p> <p>7.3 replace "no more than 5" with "of five dwellings or less."</p> <p>Appendices A1 – A13 have been added to the plan and contents page updated as the appendices are referred to in the plan.</p>	<p>Agree and amendments made</p>