

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 Crowan 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.

CNDP= Crowan Neighbourhood Plan

Section modified in the Crowan Neighbourhood Plan. Section/Policy	Modification Recommendation	CNDP Consideration/ justification
Delete paragraphs 3.1 and 4.1 and reword first paragraph at top of page 5	Delete paragraph 3.1 "The NDP SA considered the Crowan Parish NDP Vision, Objectives and Policies against a SA Framework, in order to consider how these aspects perform against 19 key sustainability objectives, these being : 1. Climatic Factors 11. Design 2. Waste 12. Social Inclusion 3. Minerals and Geo-diversity 13. Crime and Anti-social behaviour 4. Soil 14. Housing 5. Air 15. Health, Sport and Recreation 6. Water 16. Economic Development 7. Biodiversity 17. Education and Skills 8. Landscape 18. Transport and Accessibility 9. Maritime 19. Energy 10. Historic Environment" Delete paragraph 4.1 "The Sustainability Appraisal Checklist presented a valuable opportunity to identify	Agreed and Included

	<p>chances to mitigate against any potential negative impacts and to enhance positive outcomes for Crowan Parish. The Sustainability Appraisal Checklist document can be found alongside other supporting information at in the 'Summary of Evidence' within the NDP section on www.crowan-pc.gov.uk"</p> <p>Insert "In order to ensure that the plan considers environmental, social and economic issues, the Crowan Parish NDP Steering Group carried out an assessment of the policies in the NDP against the three strands of sustainable development. This is set out in the Basic Conditions Statement, alongside an assessment of the how the policies perform against the NPPF and the policies in the Cornwall Local Plan. The Steering Group also requested Cornwall Council to screen the Neighbourhood Plan to determine whether for Strategic Environment Assessment or Habitat Regulations Assessment was required."</p> <p>Renumber subsequent paragraphs accordingly</p>	
<p>Insert short paragraph in paragraph 8.1 (The draft NDP was renumbered wrong so this refers to 7.1)</p>	<p>Insert "The Cornwall Local Plan identifies nineteen different Community Network Areas (CNA) and the plan provides more detailed local guidance relevant to the needs and priorities of each community. Crowan Parish lies in the Helston and Kerrier CAN which covers 18 parishes, including the town of Helston and the Lizard Peninsula."</p> <p>Reword second sentence of paragraph 8.1 "Figures supplied by Cornwall Council are presented in Table 1 and show that the Local Plan Target for the wider Helston and Kerrier CAN is 1100 dwellings over the</p>	<p>Agreed and Included</p>

	period 2010-2030 and , taking commitments and completions into account, the remaining Local Plan target is for 70 dwellings over the period 2017-2030. The Crowan NDP's share of this target is 17% which amounts to a minimum of 12 dwellings."	
Delete first sentence of paragraph 8.2 (The draft NDP was renumbered wrong so this refers to 7.2)	Delete "In addition, research carried out during the formation of the NDP (available within the [NDP Evidence Base Report]) has demonstrated that in order to satisfy local housing demand, that a further 70 dwellings should be delivered."	Agreed and Included
Amend wording in first line of Paragraph 8.3 (The draft NDP was renumbered wrong so this refers to 7.3)	Change "approximately" to "a minimum of"	Agreed and Included
Redraw the settlement boundary on the south side of Crowan village	Redraw the settlement boundary on the south side of Crowan village to follow the boundaries of the rear properties (Greystones to Crowan Cottages) which face along the village street	Agreed and Included
Delete maps on page 11 to 15 of the plan and replace with Figures 3-7.	Delete maps on page 11 to 15 of the plan and replace with Figures 3-7	Agreed and Included
Reword first sentence of Policy HT1	Reword the first sentence of policy Delete "These are established for the settlements of Crowan, Leedstown, Nancegollan, Praze-an-Beeble and Townshend as illustrated in Appendix A. Small scale infill development and development on previously developed land within the development boundaries will be supported where such development conforms to other policies in this Plan."	Agreed and Included

	Insert "Development boundaries for the settlements of Crowan, Leedstown, Nancegollan, Praze-an-Beeble and Townshend are defined in Figures 3-7"	
Minor rewording of the supporting text for Policy HT2 – Local Housing Need in 9.6 and 9.7 (The draft NDP was renumbered wrong so this refers to 8.6 and 8.7)	Add "current" before "parish" local connection criteria" in the first sentence of paragraph 9.6 (8.6) Reword paragraph 9.7 (8.7) to read "The amount of housing provided will be monitored at regular intervals by the Parish Council against the housing needs expressed in the Homechoice Housing Register."	Agreed and Included
Delete wording in Policy HT3 – Conversion of Buildings in the Countryside	Delete "for the settlement "in HT3 (ii)	Agreed and Included
Delete second paragraph of Policy HT4 ((The draft NDP was renumbered wrong so this refers to 8.11) Reword Paragraph 9.11	Delete" Development proposals within the World Heritage Site and the Areas of Great Landscape Value will be expected to actively demonstrate how they comply with the local landscape and character and existing boundaries together with other policies as set out in the Plan." Reword Paragraph 9.11(8.11) to read "To preserve and enhance the character of the whole Crowan Parish"	Agreed and Included
Delete first line of Policy HT5 and replace wording	Delete" Proposals for an affordable self-build dwelling on exceptions sites housing will only be supported for applicants who:"	Agreed and Included

	<p>Insert "Proposals for self-build dwellings(s) on exceptions sites will only be supported for applicants who:"</p>	
<p>Change title of Policy HT6 Housing for Elderly and Infirm People</p> <p>Reword Policy HT6</p> <p>Change appendix and title in paragraph 9.14 (The draft NDP was renumbered wrong so this refers to 8.14))</p>	<p>Change title of Policy HT6 to "Housing for the elderly and people who require additional access arrangements"</p> <p>The parish Council and Cornwall Council have agreed to keep the title to Housing for the elderly and Infirm People</p> <p>Reword Policy HT6 to read "Proposals to build housing which meets the needs of the ageing population within the settlement boundaries will be supported. For exception sites, where an element of market housing is required to support the viability of the proposal, the provision of smaller homes with ground floor accommodation which is designed for people with access and movement difficulties will be supported as part of the open housing market offer."</p> <p>In paragraph 9.14 (8.14) change Appendix xx to "Appendix B – Population and Demographics"</p>	<p>Agreed and Included</p>
<p>Policy FAS1 – Recreational Areas – Open spaces,</p>	<p>Add after " Recreational Areas" in first line of Policy FAS 1 "Listed in Appendix C and mapped in Figure 8"</p>	<p>Agreed and Included</p>

<p>Playing fields and sports add and delete some wording</p>	<p>Delete "to be" in second line of paragraph 9.17.</p> <p>Add "it does" before "not have" in FAS2(ii).</p> <p>Delete "provide" at the start of FAS2(iii) and add "will be provided" at the end of the clause</p>	
<p>Policy FAS3 – Toilet Facilities Reword</p>	<p>Add "it does" before "not have" in FAS3(ii). In FAS3(iii) change "affording" to "it affords".</p> <p>Delete "Where it is demonstrated that the existing community use is not viable, preference will be given to the change of use or redevelopment to alternative community use." at the end of Policy FAS3</p>	<p>Agreed and Included</p>
<p>Delete Policy FAS5, policy heading and paragraphs 9.24 and 9.25.</p> <p>Renumber subsequent policies and paragraphs accordingly.</p>	<p>Delete "Policy FAS5 - Retail, Hospitality & Consumer Services Background 9.24. It is recognised that the local availability of as many consumer services, including retail, food and hospitality, is important to makes life easier and more convenient for Parish residents without needing to go the nearest towns, Camborne, Hayle or Helston, for everything. The range currently offered is outlined in Appendix-F and many may be classed as "Community Assets" which need to be protected. Intention 9.25. To protect "Community Assets" that provides convenience across the Parish communities whilst minimising travelling and supporting local employment."</p> <p>Delete "Policy FAS5 - Retail, Hospitality & Consumer Services The Crowan Parish Council will work at</p>	<p>Agreed and Included</p>

	identifying local services within the Parish that may be classed as "Community Assets", then providing encouragement and support to both the business owners/managers and their customers in order to maintain on-going sustainability."	
Delete and replace wording in Policy FA6	Delete "to be assured of satisfactory service levels" and insert "provided"	Agreed and Included
Reword Policy FAS12	Reword Policy FAS12 to read "Development proposals that improve or increase education, health and social care provision for parish residents and visitors will be supported"	Agreed and Included
Reword Paragraph 9.43 (The draft NDP was renumbered wrong so this refers to 8.44)	Reword Paragraph 9.43 (8.44) to read "The following issues/themes are significant to the Parish: reliance on agriculture and horticulture; the imbalance with other parts of the County in relation to tourism and transport links to the towns where major job opportunities are more prevalent; under investment and provision of facilities to encourage the growth of SMEs and micro-businesses; patchy access to high-speed broadband"	Agreed and Included
Reword Paragraph 9.44 (The draft NDP was renumbered wrong so this refers to 8.45)	Reword Paragraph 9.44 (8.45) to read "This Plan will concentrate on the above within the defined development boundaries where Town & Country Planning Use Classes A1 ,A2 , A3, B1, B8, C1 and D1 are in scale with their surrounds and compatible with adjoining uses. Outside the development boundaries,	Agreed and Included

	the re-use of brown-field sites or redundant buildings might be appropriate, provided it is not in conflict with other policies in this Plan and the Cornwall Local Plan."	
Reword Policy EP1 – Employment and Tourism – Brownfield Sites	Reword Policy EP1 to read "The re-use of brownfield sites for employment creation purposes as well as proposals to upgrade existing employment land and premises will generally be supported, provided the requirement of CLP policies 5 and 21 are met."	Agreed and Included
Amend wording in Policy EP3 – Employment and Tourism – Diversification	After "Outside" in Policy EP3 add "the boundaries of the settlements defined in policies HT1 and EP2". Delete "EP2 settlements" in the same sentence	Agreed and Included
In first line of Policy HLE1 – Heritage Landscape and Environment – Boundaries , Flora and Fauna change some wording and add new second, third and fourth sentences	In first line of Policy HLE1 change "preserve or improve" to "protect and enhance" Add as new second, third and fourth sentences: "Designated and undesignated woodland and ancient veteran trees should be protected and enhanced. Where the removal of trees is unavoidable, a detailed tree appraisal and re-planting scheme should be agreed. Proposals to plant and establish new woodland areas will be supported, provided the proposal complies with other policies in the Neighbourhood Development Plan."	Agreed and Included
Policy HLE3 – Heritage landscape and Environment – Flooding Add new	Add new paragraph 9.52 (8.53) to read "Due to the geography of Crowan Parish, the severe floods seen	Agreed and Included

<p>paragraph, renumber existing paragraphs, add a sentence at the end of the new paragraph (The draft NDP was renumbered wrong so this refers to 8.53)</p> <p>Add wording to the Policy</p>	<p>in other parts of the country do not occur. However, in periods of heavy rain, certain locations in the Parish could be susceptible to flooding. These areas are mapped in Appendix J.”</p> <p>Renumbering existing paragraphs 9.52 as paragraph 8.53. Add new final sentence at end of paragraph to read “To ensure any new development takes account of areas potentially at risk from flooding”. Add “and Maps” after “Parish Flood Plan” in Policy HLE3.</p>	
<p>Policy RE1 – Renewable Energy Delete criteria RE1 (iii) and renumber subsequent clauses accordingly</p>	<p>Delete criteria RE1 (iii) “If they are within or bordering the AONB and the undeveloped coast, their size complies with the Band A (<1 ha) defined in Annex 1 of Cornwall Council’s Renewable Energy Supplementary Planning Document; and do not affect the AONB or its setting; and where the benefits of renewable energy is proven to outweigh the landscape and environmental impacts on these areas of high landscape value.”</p>	<p>Agreed and Included</p>