

## 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 St Stephen by Launceston Rural 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.

STSLNDP= St Stephens by Launceston Rural Neighbourhood Plan

Section modified in the Crowan Neighbourhood Plan. <b>Section/Policy</b>	<b>Modification Recommendation</b>	<b>STSLNDP Consideration/ justification</b>
Policy 1: The Housing Target – The policy will be reworded	<p><i>Policy 1: The Housing Target</i></p> <p><i>1. The development of a minimum of 7 new-build dwellings up to 2030 will be supported, and;</i></p> <p><i>2. Any proposals for new-build dwellings that would exceed this target should;</i></p> <p><i>(a) be developed to deliver 100% affordable housing to meet assessed local needs;</i></p> <p><i>(b) unless the inclusion of market housing is demonstrated to be essential for the successful delivery of the development by a detailed financial viability appraisal and the development would still provide a minimum of 50% affordable housing.</i></p>	Agreed and Included
Policy 2: Locations and Scale for New Housing Development – rewording of policy wording	<p><i>Policy 2: Locations and Scale for New Housing Development</i></p> <p><i>New housing development will be supported:</i></p>	Agreed and included the first section of the policy amendment but have disagreed with the examiners recommendation to draw a settlement

	<p><i>a) within the defined settlement development boundary for Langore where it represents infill, rounding-off and/or brownfield site development, of no more than two dwellings on any individual or cumulative site; and</i></p> <p><i>b) within the settlement of Dutson where it represents infill, rounding-off and/or brownfield site development, of no more than two dwellings on any individual or cumulative site.</i></p>	boundary for Dutson. Cornwall Council and St Stephen by Launceston Rural agree with section b.
Policy 3: Successful Housing on Farms – The policy is altered.	<p>Policy 3: Succession Housing on Farms Upon established farming enterprises a proposed new dwelling will be supported where it is:</p> <p>(a) required to facilitate the orderly transfer of the farm and/or enables the farmer, their surviving partner or dependents, to continue to live on that land;</p> <p>(b) located adjacent to the existing farmhouse or within the principal collection of farm buildings;</p> <p>(c) justified on the basis of the functional needs of the farming unit;</p>	Agreed and Included
Policy 4: Principal Residency Requirement – The policy is deleted	<p>Policy 4: Principal Residency Requirement <i>Due to the impact upon the local housing market of the continued uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes) new open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a Principal Residence. Principal Residences are defined as those occupied as the residents' sole or main</i></p>	Agreed and Included

	<p><i>residence, where the residents spend the majority of their time when not working away from home. The condition or obligation on new open market homes will require that they are occupied only as the primary (principal) 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, schools etc).</i></p>	
<p>Policy 5: Housing Size and Layout – policy is reworded and renumbered due to the previous policy being deleted</p>	<p>Policy 4: Housing Size and Layout  1. New housing (open market and affordable) will be supported where proposals:  a. provide a mix of one, two or three bedroom units;  b. are designed as 'Lifetime Homes' to facilitate future adaptation, and;  c. where one or two bedroom units are provided these allow future extension.</p>	<p>Agreed and Included</p>
<p>Policy 7: Infrastructure and Facilities – This is not a development management tool and should be clearly re-named as an Objective of the NDP</p>	<p><i>Policy 7: Infrastructure and Facilities  1. Due to the identified inadequacies of infrastructure in the parish development proposals within the St Stephen by Launceston Rural NDP area, will only be supported where they are consistent with the requirements of Policy 28 of the Cornwall Local Plan, in that:  a. Developer contributions will be sought to ensure that the necessary physical, social,</i></p>	<p>Agreed and Included</p>

	<p><i>economic and green infrastructure is in place to deliver development.</i></p> <p><i>b. Contributions will be used to provide or enhance local infrastructure that is adversely affected by the development of a site but which will not be delivered on that site.</i></p> <p><i>2. Development will be permitted where it would:</i></p> <p><i>a. Be supported by appropriate infrastructure provided in a timely manner; and</i></p> <p><i>b. Provide on-site mitigation measures or make financial contributions for site specific infrastructure provision</i></p> <p><i>c. Where it can be demonstrated that it is not feasible to do this, the Council will seek to ensure all 'allowable solutions' or 'biodiversity offsetting' payments are invested in projects within the NDP Area.</i></p> <p><i>3. Development will only be permitted within the parish where the infrastructure and community facilities needed to serve it either adequately exist or will be provided as part of the development.</i></p> <p><i>4. Where development would displace or harm a feature of special conservation or amenity value and offsetting measures are required, these measures must be delivered.</i></p>	
<p>Policy 7: Infrastructure and Facilities – A new policy was suggested by the examiner</p>	<p>Policy 5: Infrastructure and Facilities Development proposals will only be supported where adequate infrastructure already exists or provision is made for and/or enhancement of any physical, social, economic and green infrastructure either on or off site which may be required in order to effectively mitigate their likely, anticipated</p>	<p>Agreed and Included</p>

	<p>impact, with particular attention to off-setting measures where displacement or harm to any feature of special conservation or amenity value is likely to result.</p>	
<p>Policy 8: Design Principles – The policy requires minor rewording and re-ordering to ensure its effectiveness</p>	<p>Policy 6: Design Principles</p> <ol style="list-style-type: none"> <li>1. New development must be sited and designed so as to recognise, support and develop the distinctive visual character of St Stephen by Launceston Rural Parish.</li> <li>2. Applications shall include supporting documentation demonstrating the proposed development: <ol style="list-style-type: none"> <li>a) will preserve or enhance the local landscape, natural environment and wildlife habitats in response to and informed by the Landscape Character Area Description LCA No CA31 Upper Tamar and Ottery Valleys;</li> <li>b) will be visually well-integrated with nearby structures in terms of form, scale, local building details/design features, materials, finishes and colour, siting, landscaping and characteristic patterns of settlement;</li> <li>c) is informed by the St Stephen by Launceston Design Guide (attached at Appendix B) and the Cornwall Design Guide;</li> <li>d) where applicable supports the delivery of lifetime homes principles;</li> <li>e) provides off-road parking commensurate to the use of the building; and</li> <li>f) restricts carbon emissions by complying with high energy efficiency standards and utilising low energy design.</li> </ol> </li> </ol>	<p>Agreed and Included</p>
<p>Policy 9: Non- designated Heritage Assets needs to be</p>	<p>Policy 7: Non-designated Heritage Assets</p>	<p>Agreed and Included</p>

<p>reworded to make the policy more effective to development management</p>	<p>Any loss or damage from development of non-designated heritage assets of local archaeological and historical significance (such as those shown in Figure 3) shall be avoided and the demonstrable benefits of development balanced against the significance of such features as heritage assets. Dependent upon potential impact upon the fabric and/or setting of such assets, proposals shall include practical measures for protection, preservation, access to and/or enhancement.</p>	
<p>Policy 10: Development in, or within the setting of, the Area of Great Landscape Value (AGLV) – policy amended and restructured to increase usability</p>	<p>Policy 8: Development in, or within the setting of, the Area of Great Landscape Value (AGLV)  Development in, or within the setting of, the AGLV will be required to:  (a) preserve or enhance the landscape character and scenic beauty of the AGLV, and;  (b) demonstrate how they respond to, and are informed by, the Landscape Character Area Description LCA No CA31 Upper Tamar and Ottery Valleys.</p>	<p>Agreed and Included</p>
<p>Policy 11: Safeguarding and Enhancing Biodiversity Through Development – Minor amendments to ensure consistency</p>	<p>Policy 9: Safeguarding and Enhancing Biodiversity Through Development  1. Proposals must demonstrate how their scheme has responded to the advice contained within Cornwall Council's 'Cornwall Planning for Biodiversity Guide'.  2. Proposals shall enhance the biodiversity and green infrastructure, retaining and enhancing wildlife areas, green spaces and the connections between them, demonstrating how they will:</p>	<p>Agreed and Included</p>

	<p>(a) avoid harm to designated areas which contain large or linked areas of semi-natural habitat and seek to protect large areas of semi-natural habitat in non-designated areas;</p> <p>(b) maintain patches of semi-natural habitats and ideally link separated areas together as part of the intended end land-use;</p> <p>(c) ensure retention, restoration and/or re-creation of habitat linkages such as Cornish hedges as part of developments;</p> <p>(d) take enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site; and</p> <p>(e) create new semi-natural habitat off-site if opportunities on-site are limited.</p>	
Policy 12: Employment Development – minor rewording	<p>1. Small scale employment and/or business development (including small workshops) will be supported within or adjoining the settlements of Langore and Dutson.</p> <p>2. Proposals that are not well related to the Langore or Dutson shall demonstrate why an alternative location is required, is sustainable and responds to a local need.</p>	Agreed and Included
Policy 13: Commercial Development in Dutson – rephrasing of the policy	<p><i>Policy 11: Commercial Development in Dutson Further development of the commercial centre at Dutson (identified in Figure 4) will be supported where proposals enable the retention of employment on site but do not result in over development which would lead to unacceptable traffic levels or harm the environment.</i></p>	Agreed and Included

<p>Policy 14: Local Green Space Designation – Truscott Parish Ponds and Verges and Policy 15: Local Green Space Designation – Langore Village Green, Copse and Recreation Ground – The two policies are merged</p>	<p>Policy 12: Local Green Spaces The following areas are designated as designated as a Local Green Space (in accordance with paragraphs 99 and 100 of NPPF 2018):</p> <ul style="list-style-type: none"> <li>a) Local Truscott Parish Pond and Verges (as shown on Figure 5), and;</li> <li>b) Langore Village Green, Copse and Recreation ground (as shown on Figure 6).</li> </ul> <p>Any development proposals impacting upon these Local Green Spaces shall demonstrate the substantial weight to be given to any harm to the Local Green Space in terms of its ecological value, landscape character contribution and community recreational use. 'Very special circumstances' likely to justify new development within these areas will only be considered to exist where the potential harm to the Local Green Space resulting from the proposal is clearly outweighed by other considerations, such as effective mitigation or enhancement.</p>	<p>Agreed and Included</p>
<p>Policy 16: Footpaths and access – include wording in supporting text and rewording of policy</p>	<p>Policy 13: Footpaths and Access Development proposals will be supported where they deliver the following:</p> <ul style="list-style-type: none"> <li>a) Promotion of the use of public footpaths, public rights of way and cycle ways;</li> <li>b) Improved signage of public footpaths, public rights of way and cycle ways;</li> <li>c) Improvements to existing and provision of new footways adjacent to highways to improve pedestrian safety; and/or</li> </ul>	<p>Agreed and Included</p>



	d) Provision of safe cycle ways and connection points.	
Policy 17: Renewable Energy – minor adjustment to its structure	Policy 14: Renewable Energy Proposals for Renewable Energy Schemes will be supported only where they demonstrate acceptable landscape and visual impact and must include adequate information (including a Landscape and Visual Impact Assessment, Ecological and Heritage Impact Assessments) to enable the assessment of impact on not only the visual character and appearance of the immediate and wider landscape but also areas of natural, cultural, historical or architectural interest.	Agreed and Included