

## Appendix 2: Schedule of Modification Recommendations

The Neighbourhood Planning (General) Regulations 2012 (as amended) 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 Feock 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.

FPNDP= Feock Parish Neighbourhood Plan CC = Cornwall Council

Section modified in the Feock Neighbourhood Plan. <b>Section/Policy</b>	<b>Modification Recommendation</b>	<b>FPNDP Consideration/ justification</b>
Front Cover	Add the plan period 2017-2030 to the front cover of the Neighbourhood Development Plan and delete April 2017 V33.	FPNDP agrees to the recommendation and the front cover has been updated.
Consultation Statement	Publish the updated version of the Consultation Statement (October 2017) on the Neighbourhood Plan website and the relevant page of the Cornwall Council website.	FPNDP agrees to the recommendation and the webpages have been updated.
Basic Conditions Statement	Update all references in the Basic Conditions Statement, the Evidence Base Summary and the Submission Feock NDP to refer to the relevant adopted policies in the Cornwall Local Plan dated November 2016.	FPNDP agrees to the recommendation and the Basic Conditions Statement has been updated
Policy formatting	Add paragraph numbers to the supporting text to each policy; distinguish policy wording by the use of bold text and a coloured box; review the use of different coloured boxes to denote the text relating to Sustainability and Relevant Planning Policies	FPNDP agrees to the modification and the policy formatting has been updated.

Figure 2	Prepare and insert a composite Policies Map to replace Figure 2.	FPNDP agrees to the recommendation and Figure 2 has been replaced.
Introduction	Update the reference under paragraph 1.3 from the Cornwall Local Plan to "Cornwall Local Plan Strategic Policies 2010-2030: Adopted November 2016".	FPNDP agrees to the recommendation and the sentence has been amended.
Objective 1	Add Cornwall AONB to the second bullet point of the third paragraph on page 11	FPNDP agrees to the recommendation and the bullet point has been amended.
Policy BIO1	Delete underlining of text below "Sites of local importance" in Policy BIO1 on page 12	FPNDP agrees to the recommendation and the policy has been amended.
Policy BIO2	Delete "be aware of" in the second line of Policy BIO2 and replace with "reflect the"	FPNDP agrees to the recommendation and the policy has been amended.
Policy BIO3	In the second paragraph of policy BIO3, first bullet point, change "non-designated" to "designated". In the same paragraph, delete the second bullet point. Delete wording of third bullet point and replace with "seek to protect large areas of semi-natural habitat in non-designated areas"	<p>FPNDP disagrees to the recommendation and the recommendation has been revised by CC:</p> <p>Change to recommended modification to retain bullet point 3 and to add suggested replacement text for that bullet to bullet 1 to clarify the approach required.</p> <p><i>"Proposals should enhance the green infrastructure of the parish through retaining and enhancing wildlife areas and green spaces and the connections between them.</i></p> <p><i>Development proposals should seek to:</i></p> <ul style="list-style-type: none"> <li>• <i>Avoid <del>non</del>-designated areas and seek to protect non-designated areas which contain large or linked areas of semi-natural habitat</i></li> <li>• <del><i>Consider the potential protected species implications of sites</i></del></li> </ul>

		(remainder of policy remains as proposed in plan)
Policy HE1	<p>Change the first line of the policy from blue to black text. Add new sentence after "the historic environment" to read "Development affecting sites of international importance and sites of national importance will be considered against the guidance set out in the Cornwall Local Plan Policy 24.</p> <p>Delete underlining of text below "Sites of local importance" in Policy HE1. Delete "having" and substitute "should not have" and delete "will not normally be permitted" at the end of the sentence.</p> <p>Add a new sentence to read "Any such proposals will also be considered against the guidance in Cornwall Local Plan Policy 24".</p>	FPNDP agrees to the recommendations and the policy has been amended.
Section 3.3 heading	Add "-reasons" at the end of the heading "Landscape and seascapes (including creeks and seascapes) policy". Delete the heading "Seascapes (including creeks and coasts) policy- reasons.	FPNDP agrees to the recommendations and the heading has been amended.
Section 3.3	<p>Add "which are recognised through international, national and local designations" to the end of the second sentence of the paragraph at the top of page 17.</p> <p>Delete third sentence</p> <p>Delete second paragraph on page 17.</p> <p>Delete first and last sentences of paragraph below "Seascapes" heading</p>	FPNDP agrees to the recommendations and the text has been amended.
Policy LS1	<p>Add a third bullet point to Policy LS1 to read: "development complies with Cornwall Local Plan Policy 22.</p> <p>Add Policy 22 European Protected Sites- mitigation of recreational impacts from development to the blue box at</p>	FPNDP agrees to the recommendations and the policy has been amended.

	the top of page 19.	
Policy LS2	Delete "and the wider undesignated rural landscape of Feock Parish including the most typical or important views within, to or from settlements" from the end of Policy LS2	FPNDP agrees to the recommendations and the policy has been amended.
Figure 15	Amend key to Figure 15 to change Carnon Yard to Carnon Mine and Trolver Croft Quay to Carnon Yard.  Add a green dot to denote Carnon Downs Play Park (Item 11) and check the location of the red dots in 2, 3 and 4.	FPNDP agrees to the recommendations and Figure 15 has been amended.
Policy D1	Reword the bullet point of Policy D1 to read "Follow the design guidance set out in county wide and other relevant local design guides.  Add a new bullet point to read "encourage the use of professional design services and local craftsmen".  Start a new bullet point from "Provide garden amenity spaces... open space".	FPNDP agrees to the recommendations and the policy has been amended.
Section 3.6	Add after Cornwall Local Plan in the second sentence at the start of the first paragraph on page 24 as follows: "is based on a pro rata formula based on the number of dwellings in each parish to divide the number of dwellings remaining at the time of calculations and..."	
Objective 6	Reword first two sentences of the second bullet point of the second paragraph on page 24 to read "Identifying, confirming and where necessary reviewing, the settlement boundaries and identifying those edges that are critical or..."	FPNDP agrees to the recommendations and the text has been amended.
Figure 1	Delete and replace with new Figure 1 showing the new settlement boundaries.	FPNDP agrees to the recommendations and the figure has been replaced
Figures 3b and 7b	Retitle to make clear that they depict the final settlement boundaries	FPNDP agrees to the recommendations and the figures have been retitled.
Figures 4b, 5b and 6b	Remove the words "no change" from the titles of Figure 4b, 5b and 6b.	FPNDP agrees to the recommendations and the figures have been retitled.
Policy H1	Delete word "considerations" from the policy title. Reword policy H1 as follows:	FPNDP agrees to the recommendations and the policy has been amended.

	<p>“Small scale infill or rounding off development within the settlement boundaries (as defined in Figures 1,2,3,4,5,6 and 7 in Appendix 1) or within other small rural hamlets will be approved where development:</p> <ul style="list-style-type: none"> <li>• Is an infill scheme which fills a small gap in an otherwise continuous built frontage and does not physically extend the settlement into the open countryside. Proposals should consider the significance or importance that large gaps can make to the setting of settlements and ensure that this would not be diminished;</li> <li>• Is a rounding off scheme which involves the rounding off of a settlement and does not visually extend building into the open countryside</li> <li>• Involves development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role;</li> <li>• Conserves and enhances the settlement’s special historic, architectural and landscape character- in particular within or adjacent to the AONB, the World Heritage Site and the Devoran Conservation Area</li> <li>• Does not cause a detriment to the residential amenity of any existing or neighbouring dwellings (eg through loss of privacy) or to the character of the locality and it provides a safe means of access.”</li> </ul>	
Section 3.6	<p>Reword second sentence of last paragraph on page 25 to read “Such small-scale affordable housing-led schemes should be located on small-scale rural exceptions sites adjacent to existing settlement throughout Feock Parish and will need to comply with Policy 9 of the Cornwall Local Plan.</p> <p>Delete appendices 4 and 5 and replace with wording for Policies 9 and 10 in the Cornwall Local Plan.</p>	FPNDP agrees to the recommendations and the text has been amended.

Policy H2	In the fourth bullet point add “settlement” between “Existing” and “boundaries” and delete “of the built up area”.	FPNDP agrees to the recommendations and the policy has been amended.
Section 3.6	<p>Reword fifth paragraph on page 26 as follows: “Proposals for housing development outside existing settlement boundaries in the open countryside will be strictly controlled. Policy 7 of the Cornwall Local Plan states that: The development of new homes in the open countryside will only be permitted where there are special circumstances. New dwellings will be restricted to:</p> <ol style="list-style-type: none"> <li>1. Replacement dwellings broadly comparable to the size, scale and bulk of the dwelling being replaced and of an appropriate scale and character to their location; or</li> <li>2. The subdivision of existing residential dwellings; or</li> <li>3. Reuse of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate setting. The building to be converted should have an existing lawful residential or non-residential use and be ten years old or greater; or</li> <li>4. Temporary accommodation for workers (including seasonal migrant workers), to support established and viable rural businesses where there is an essential need for a presence on the holding, but no other suitable accommodation is available and it would be of a construction suitable for its purpose and duration; or</li> <li>5. Full time agricultural and forestry and other rural occupation workers where there is up to date evidence of essential need of the business for the occupier to live in that specific location</li> </ol> <p>Delete second last paragraph on page 26</p>	FPNDP agrees to the recommendations and the text has been amended.
Policy H4	Delete policy	FPNDP agrees to the recommendations

		and the policy has been deleted
Appendix 2, Figure 13	Delete "proposals/options" from the title of Appendix 2- Figure 13	FPNDP agrees to the recommendations and the title has been amended
Policy ECON1	Add "defined in Appendix 13 as Sites 1,2,3 and 4" between "employment sites" and "by retaining" in the first bullet point of policy ECON.	FPNDP agrees to the recommendations and the title has been amended
Objective 8	Add "peninsula" after "Roseland" in the last sentence of the sixth paragraph	FPNDP agrees to the recommendations and the word has been added
Policy GA2	Reword title of GA2 as "Pedestrian and cycle routes"	FPNDP agrees to the recommendations and the title has been amended
Figure 27 of Evidence Base Document	Delete the proposed cycleway from Harcourt through Trolver Croft to Penpol from Figure 27 on page 23 of the Evidence Base document	FPNDP agrees to the recommendations and the figure has been amended
Objective 11	Move the fifth paragraph on page 40 to become a new paragraph immediately preceding Policy G1 Local Green Spaces on page 20	FPNDP agrees to the recommendations and the text has been moved
Policies SC1 and SC2	Review the presentation of policies SC1 and SC2 in blue text boxes to ensure consistency with the presentation of other land use policies in the NDP	FPNDP agrees to the recommendations and the policy formatting has been reviewed
Policy SC1	Reword second sentence of Policy SC1 to read "Development is not supported in areas identified vulnerable to flooding in accordance with the NPPF and as identified by the Environment Agency". Add "Cornwall Local Plan Policy 26- Flood risk management and coastal change also provides detailed guidance which is relevant".	FPNDP agrees to the recommendations and the policy has been amended
Policy SC2	Delete "Cornwall Renewable Energy Supplementary Planning Document Consultation Draft 2015" from Policy SC2 and substitute "Cornwall Renewable Energy Planning Advice adopted March 2016"	FPNDP agrees to the recommendations and the policy has been amended
Delivery Strategy	Update the Delivery Strategy with the final adopted version of the Neighbourhood Development Plan policies.	FPNDP agrees to the recommendations and the Delivery Strategy has been amended