

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 Lezant 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.

LNDP= Lezant Neighbourhood Development Plan

Section modified in the Lezant Neighbourhood Plan. Section/Policy	Modification Recommendation	Consideration/ justification
Policy 1 – Housing policy will be modified.	<p>Insert “This policy establishes the settlement boundaries for Higher Larrick, Trebullett, Lezant, Trekenner, Treburley, and Rezare as illustrated in Appendix 1 to this Plan and the development of approximately 10-15 new dwellings in total over the plan period will be supported in accordance with policy 3 of the Cornwall Local Plan.</p> <ol style="list-style-type: none"> 1. Housing proposals should be of an appropriate scale, density, character and appearance that reflects and enhances Lezant Parish. 2. Proposals for rural exception sites are supported, in line with the local plan Policy 9. 3. Support will be given to the redevelopment of brown field sites or redundant farm buildings where the original footprint is not exceeded.” 	Cornwall Council and Lezant Parish Council agree with the Examiners recommendation.

	<p>The Area of Outstanding Natural Beauty Map has been moved to appendix 7.</p>	
<p>Housing 2 – Design of new buildings and conversions – title and policy wording modified.</p>	<p>The NDP will support development proposals over the planned period if they;</p> <p>(a) Demonstrate how the design has taken into account and appropriately responded to the Lezant Parish Design Guide (Appendix 4). Applicants are encouraged to by-completing the Design Guide Requisite's Checklist and submit with their application and provide a clear visual representation of the final form of the proposed building(s) in the context of their immediate neighbourhood.</p> <p>(b) Include in the planning application a clear visual representation of the final form of the proposed building(s) in the context of their immediate neighbourhood.</p> <p>(b) New developments must comply with current regulations for accessibility.</p> <p>(c) Wherever possible A domestic fire suppression sprinkler systems should be installed.</p> <p>The wording crossed out has been deleted and the wording highlighted has been inserted.</p>	<p>Cornwall Council and Lezant Parish Council agree with the Examiners recommendation.</p>

<p>Policy 3 Parking and Access policy will be modified.</p>	<p>1. The NDP supports developments where the number of off-road parking spaces at least match the number of bedrooms where this is achievable.</p> <p>2. There must be Where possible proposals should provide adequate turning space for cars to enable turning on the property in order that vehicles do not have to reverse onto a street.</p> <p>3. Where applicable access to and within the development must comply with the Manual for streets, (ISBN: 978-0-7277-3501-0) if applicable.</p> <p>The wording crossed out has been deleted and the wording highlighted has been inserted.</p>	<p>Cornwall Council and Lezant Parish Council agree with the Examiners recommendation.</p>
<p>Environment 1 Lighting policy wording has been modified.</p>	<p>The NDP will support proposals for development over the planned period where it is demonstrated that if external lighting is required it protects the night sky in terms of:</p> <p>Proposals which include a requirement for external lighting should demonstrate how it will contribute the protection of dark skies. Submissions should include:</p> <p>(a) Number, design and position of lamps.</p> <p>(b) Full shielding (at the horizontal and above) of any fixture exceeding 500 initial lumens and evidence of limited impact of unshielded lighting through use of adaptive controls, and</p> <p>(c) Correlated colour temperature limit of 2400 Kelvins or less is desirable.</p> <p>There was an error on criterion (c) in the examination report. The report said “are desirable” and this has been amended to “is</p>	<p>Cornwall Council and Lezant Parish Council agree with the Examiners recommendation.</p>

	<p>desirable” so it reads correctly.</p> <p>The wording crossed out has been deleted and the wording highlighted has been inserted.</p>	
<p>Environment 2 Maintaining the ecosystem policy wording has been modified.</p>	<p>The NDP recognises the Cornish style hedges are an important part of the character and ecology of the parish.</p> <p>The NDP will support proposals for development over the planned period that</p> <p>Cornish style hedges are an important part of the character and ecology of the parish. Proposals for development will be supported where:</p> <p>(a) Minimises hedge removal is minimised</p> <p>(b) Any hedge that is to be removed must be structurally and ecologically surveyed by qualified personnel, (ref Hedgerow Handbook), prior to removal and replacement hedging should match that removed, in order to maintain wildlife habitats and corridors.</p> <p>(c) where achievable there should must be an off-set distance of 8 metres from any retained Cornish hedge.</p> <p>(d) if there are any trees on the development site, (or on its boundary), there must be a BS5837 Tree Survey.</p> <p>(e) There must be a Phase 1 Habitat Survey</p> <p>(d) Developments should be planned and designed to protect and enhance local wildlife species and habitats, including those that are undesignated, demonstrating how they aim to</p>	<p>Cornwall Council and Lezant Parish Council agree with the Examiners recommendation.</p>

	<p>achieve a net-gain in biodiversity. Developments should consider wildlife at both the site-scale, linking habitats on the site to neighbouring sites, and at the scale of individual buildings where enhancements for wildlife can be designed in.</p> <p>Where required applications should be supported by a Phase 1 Habitat Survey and/or BS5837 Tree Survey.</p> <p>The wording crossed out has been deleted and the wording highlighted has been inserted.</p>	
Business 1 – a map reference from bullet point 1 is missing. A map has been produced and inserted in appendix 7.	<ul style="list-style-type: none"> Industrial development should be confined to the existing industrial area at Treburley. See appendix 6 map A6. Any changes of use of agricultural premises should not result in damage to the existing hedges nor should it damage the roads within the parish from large vehicle size or frequency of use. 	Cornwall Council and Lezant Parish Council agree with the Examiners recommendation.
Energy 1 policy has been modified.	<p>Installing Proposals for renewable and low carbon energy technology for domestic properties and on industrial buildings only will be supported.</p> <p>The wording crossed out has been deleted and the wording highlighted has been inserted.</p>	Cornwall Council and Lezant Parish Council agree with the Examiners recommendation.
Community 1 Open Space policy title and policy wording has been modified.	<p>Open Spaces Designated Local Green Space</p> <p>The NDP supports the National Planning Policy Framework 2018 for open green spaces paragraph 99-101. This applies to: The</p>	Cornwall Council and Lezant Parish Council agree with the Examiners recommendation.

	<p>following areas as shown in appendix 2, are designated as Local Green Spaces:</p> <ul style="list-style-type: none"> • Higher Larrick Common • Trebullett Green • The Jubilee Field • Rezare Green <p>See maps in Appendix 2</p> <p>Proposals for built development on these areas will only be permitted in very special circumstances.</p> <p>The wording crossed out has been deleted and the wording highlighted has been inserted.</p>	
<p>Basic Conditions Statement page 4, paragraph 5 error with plan period</p>	<p>Delete 2010 and replace with 2019.</p>	<p>Cornwall Council and Lezant Parish Council agree with the Examiners recommendation.</p>