

Appendix 3: 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 the Millbrook Parish Council on behalf of the Maker with Rame, Sheviock, Antony and St John Parish Councils, 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. Table 3 also includes some further modifications proposed that make minor changes to fit with modifications made to the Policies by the Examiner.

RPNDP= Rame Peninsula Neighbourhood Plan CC = Cornwall Council

Paragraph numbers in brackets are those in the modified version of the Rame Peninsula Neighbourhood Plan. RPNDP Policy/ Para.	Modification Recommendation	RPNDP Consideration/ justification
Paras 2.4 – 2.6	N/A	CC: changes to text to reflect that this is no longer a pre-examination document.
Para 7.3.3		CC: The intention of this Policy is to only encourage new housing development which will either serve to be a permanent dwelling or which will be operated as a formal holiday letting business (in order to continue to support and help grow the tourism industry within the

		Rame Peninsula)
Policy 1. Primary Residence (Area wide)	<p>The policy should be reworded as per the following:</p> <p><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 will only be permitted where there is a condition restricting occupancy as a Principal Residence. Principal residences are defined as those occupied as the residents' sole or main residence, where the resident spends the majority of their time when not working away from home or living abroad.</i></p> <p><i>The condition placed on new open market homes will require that they are occupied by the owner or their tenants as their primary (principal) residence. Owners of homes with a Principal Residence condition will be required to keep proof that they are meeting the condition, and be willing to provide this proof if/when Cornwall Council requests this information. Proof of Principal Residence is via verifiable evidence including (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>Retitle Policy as "New Housing – Principal Residence (Area Wide)"</p>	RPNDP agrees with modification.
Policy 3. Renewable Energy (Area wide)	<p>The policy should be reworded as per the following:</p> <p><i>"Proposals for Renewable Energy Schemes, (including Wind and Solar), within the Rame Peninsula NDP area, must be supported by adequate information, including a Landscape Visual Impact Assessment to enable the assessment of the impact of the proposal on the character and appearance of the immediate and wider landscape, and of areas of natural, cultural, historical or architectural interest. Only proposals which are deemed to have an acceptable impact will be supported."</i></p>	RPNDP agrees with modification.
Policy 4. General development (infrastructure and facilities) (area wide)	<p>The policy should be reworded as per the following:</p> <p><i>"Due to the identified inadequacies of infrastructure in the Rame</i></p>	RPNDP agrees with modification.

	<p><i>Peninsula development proposals within the Rame Peninsula NDP area, will only be supported where they are consistent with the requirements of Policy 28 of the Cornwall Local Plan, in that:</i></p> <ul style="list-style-type: none"> • <i>Developer contributions will be sought to ensure that the necessary physical, social, economic and green infrastructure is in place to deliver development.</i> • <i>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> • <i>Development will be permitted where it would:</i> <ol style="list-style-type: none"> 1. <i>Be supported by appropriate infrastructure provided in a timely manner; and</i> 2. <i>Provide on-site mitigation measures or make financial contributions for site specific infrastructure provision</i> 3. <i>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 Rame Peninsula Area."</i> 	
<p>Policy 5. General Development (Visual Impact, Design and Biodiversity) (Area wide)</p>	<p>The policy should be reworded as per the following:</p> <p>"The Rame Peninsula NDP area has many environmental designations which make it very sensitive to development and any proposal for development will only be supported where it is:</p> <ul style="list-style-type: none"> • Compliant with National and Local Policy; • Compliant with other policies within this plan; • is for the delivery of affordable housing on a rural exception site, consistent with Policy 9 of the Cornwall Local Plan; • is sited to minimise its visual impact on the landscape; • is supported by a Biodiversity action plan; • is consistent with the character of the particular area in which it is sited; • is designed so as to reflect locally distinctive character, traditional building styles and local materials; • conforms with the local settlement patterns." 	<p>RPNDP agrees with modification.</p>
<p>Policy 8. Antony Village Bypass</p>	<p>The policy should be reworded as per the following:</p>	<p>RPNDP agrees with</p>

<p>- Safeguarding of Land</p>	<p>"The principal of a bypass for Antony Village is supported subject to other policies within the plan."</p> <p>Retitle Policy as "Antony Village Bypass"</p>	<p>modification.</p>
<p>Paragraph 7.10.2</p>	<p>N/A</p>	<p>CC: Due to changes to the policy, change supporting text thus: "<i>facilitates the safeguarding of land for supports the provision</i> of a future bypass (either within or beyond the NDP period) which will provide access for heavy vehicles (HGV's and Coaches) to the Rame Peninsula, enhancing the opportunity for further development of the economy, while at the same time improving the quality of life for residents of Crafhole and Antony."</p>
<p>Figure 2 – Rame NDP Policy 8 – Antony Village Bypass – Safeguarded Land (approximate)</p>	<p>N/A</p>	<p>Change title and notation and key to reflect removal of safeguarding in title. Thus: "<i>Figure 2 – Rame NDP Policy 8 – Antony Village Bypass – Indicative Location (approximate)</i>"</p>
<p>Policy 11. Commercial Growth Area for Millbrook (Millbrook Parish)</p>	<p>The policy should be reworded as per the following:</p> <p>"Within Millbrook Parish, industrial and/or business development (including small workshops) that are proposed to be located to the west of Hounster Hill (see Figure 5) will be supported, subject to other policies in this plan. Any proposal which increases the movement of</p>	<p>RPNDP agrees with modification.</p>

	HGVs and other large vehicles must be supported by a Transport Assessment and will only be supported where the impact is assessed as acceptable.”	
Policy 12. Southdown and Foss Quay Boatyards (Millbrook Parish)	<p>The policy should be reworded as per the following:</p> <p>“The development of workshops within the existing boatyard and above the mean high water mark on the site of the Southdown or Foss Quay (see Figure 6) for B1 and B2 use is supported in principal however due to the environmental sensitivity of the location any proposal should be supported by an appropriate level of information to enable the impact of the proposals to be fully assessed (including a Transport Statement or Assessment and mitigation measures where necessary).</p> <p>The information provided should be appropriate to the scale of the proposal and where necessary include information on the impact upon:</p> <ul style="list-style-type: none"> • water supply, sewerage and sewage treatment and water disposal • the village and wider rural environment in terms of visual appearance, noise, effluent or fumes it would emit or traffic it would generate • sites protected by nature conservation and/or landscape designations (SSSI, SAC or SPA) or AONB.” 	RPNDP agrees with modification.
Policy 13. Millbrook Lake and Greenspace – safeguarded land (Millbrook Parish)	<p>The policy should be reworded as per the following:</p> <p>“Millbrook Lake and its surrounding green area, including the playing fields (see Figure 7), is designated as a Local Green Space and must be protected and enhanced as a public open space and amenity area.”</p> <p>Retitle policy as “Millbrook Lake Local Green Space (Millbrook Parish)”</p>	RPNDP agrees with modification.
Figure 7: Rame NDP Policy 13 – Millbrook Lake and Green Space – Safeguarded Land		Change title to reflect renaming of policy. Thus: Figure 7: Rame NDP Policy 13 – Millbrook Lake Local Green Space