

Appendix 2: Minor Modifications to the Georgeham Neighbourhood Plan subsequent to publication of Examiner’s Report

Minor modification number (MM)	Plan reference	Plan page number	Modification	Reason for Change
MM1	Photos	Plan wide	Add captions to all photos where required	To provide clarity. DCC said the images are good but they have no idea where they are located, so descriptions would be helpful
MM2	Para 6.3.1 d)	21	Amend to read: “Protect and, where practicable, extend the rights of way network <u>for all users</u> , which is particularly important in facilitating access to and appreciation of the countryside, as well as providing links between settlements, green spaces and the coast.”	To take into consideration access and enjoyment to all, including users of wheelchairs and prams
MM3	Policy NE1	22	Amend to read: “c) Opportunities have been identified and taken to eliminate noise and light pollution, blend in with local topography and respect the landscape character and key views (identified in Section 11, pages 45-59, and on the map, page <u>92 96</u>), and not interrupt skylines or ridges.”	To correct the page number for the map showing key views and vistas
MM4	Photograph 1	23	Amend photo caption to: “Pickwell Manor Farm, <u>which retains medieval fabric and is Grade II listed</u> , demonstrating the beauty of the unbroken skyline”.	To highlight the heritage importance of the farm
MM5	Photograph 2	23	Amend photo caption to: “ New development should utilise renewable energy solutions such as heat pumps <u>are one potential small-scale renewable energy solution</u> .”	The caption below the heat pump photo reads like a policy requirement or instruction, especially within the blue policies box. Whilst the photo is appropriate, the

				wording ' <i>should utilise</i> ' needs to be rephrased.
MM6	Para 7.3.1	26	Amend to read: "Although agriculture is no longer central to the local economy, the Plan recognises the contribution that farming and land management make to the economy and landscape value of the community. Agricultural land is fundamental to the sustainable future of the parish, the countryside and the area's attractiveness as a rural holiday destination. Devon's Historic Landscape Characterisation provides detail on how the character of the landscape and the pattern of farms, fields and hedgerows has developed since medieval times."	To provide a link to the evolution of the landscape's character
MM7	Para 9.3	30	Amend to title read: "NPPF (2019) (2021) Compliance Statement"	To reflect the revised NPPF July 2021
MM8	Para 9.3.1	30	Amend to read: "Paragraph 400 102..."	To reflect the revised NPPF July 2021
MM9	Para 9.3.2	30	Amend to read: "Paragraph 99 101..."	To reflect the revised NPPF July 2021
MM10	Para 9.3.3	30	Amend to read: "Paragraph 404 103..."	To reflect the revised NPPF July 2021
MM11	Para 17.1.1	91	Amend to read: "... inside the development lines of the villages of Croyde and Georgeham the Plan area "	Principal residence now applies to all new dwellings within the Plan area.
MM12	Para 17.1.2	91	Amend the first sentence to read: "...new housing —excluding like-for-like replacement dwellings— will only be supported..."	Principal residence now applies to all new dwellings including replacement dwellings, as set out in the examiner's modification (PM2) to policy H1.
MM13	Para 17.2.2	91	Amend to read:	Principal residence now applies to all new dwellings including

			<p>“The policy applies to <u>all</u> new open market housing and excludes replacement dwellings where they are like-for-like. Accordingly if a single existing dwelling was replaced by another single dwelling, the condition would not bite. However, if If the original dwelling is replaced by two dwellings (whether in a single structure or not), then those two dwellings would <u>both</u> be new buildings for the purpose of policy H1 and be subject to the principal residence occupancy condition.”</p>	<p>replacement dwellings, as set out in the examiner’s modification (PM2) to policy H1. The definition in 17.2.2 needs to be amended for consistency.</p>
MM14	Para 17.3.1	91	<p>Amend to read:</p> <p>“The principal residence occupancy condition will help to stem the adverse impact of increasing <u>numbers of properties becoming holiday accommodation or or second homes, and homes being rebuilt designed for the holiday market. It will benefit:</u>”</p>	<p>To provide further clarification that the policy will seek to address issues relating to both holiday accommodation and second homes.</p>
MM15	Para 17.3.1 b)	92	<p>Amend to read:</p> <p>“The shift in buying power demand for housing for holiday accommodation <u>and second homes</u> has had the following impacts on the local housing stock that is available in the local community.”</p>	<p>To recognise policy H1 will seek to address issues relating to both holiday accommodation and second homes.</p>
MM16	17.3.1 b) v)	92	<p>Amend to read:</p> <p>“This has resulted in a significant reduction in garden and green areas in the AONB, with light spill, noise and other impacts into sensitive areas and habitats, <u>and in some instances impacting neighbouring properties.</u>”</p>	<p>To recognise wider impacts arising from recent changes to the local housing stock.</p>
MM17	17.4.1	92	<p>Amend first sentence to read:</p>	<p>To correct a typological error.</p>

			“The principal p r esidence occupancy...”	
MM18	17.4.1 a)	92	Amend to read: “Brings a greater balance and mix t ure to the local housing market stocks and creates new opportunities for people to live and work here to strengthen our community and the local economy;”	To focus on the housing stock rather than the housing market.
MM19	Maps	101	Amend the map showing the Georgeham character areas by including blue lines to define the boundaries of each identified character area	To clarify the boundaries of each character area and for consistency with the equivalent map or Croyde (page 100).

Further changes of a minor nature necessary to address any typographic, spelling and grammatical errors, adjustment to ensure plan wide consistency of terminology, presentational improvements, factual updates and updated information with regard to the status of the Neighbourhood Plan are not tabulated or specified individually.