

## Appendix 2: Proposed Modifications

<b>Proposed Modification no. (PM)</b>	<b>Policy number</b>	<b>Modification</b> Where modifications are recommended to policies they are highlighted in bold print. Any associated or free-standing changes to the text of the Plan are set out in italic print.
PM 1	NE1	<b>Delete the final sentence of the first part of the policy.</b>
PM2	NE1	<b>In criterion iv of the second part of the policy replace ‘adverse impacts’ with ‘an unacceptable impact’</b>
PM3	NE1 supporting text para 3.41	<i>Replace paragraph 3.41 with: ‘Policy NE1 comments about locally valued sites of wildlife and habitat. The policy seeks to reinforce the importance of this matter both generally, and through the local implementation of the development management process.’</i>
PM4	NE2	<b>Replace the opening element of the first part of the policy with: ‘Development proposals within or adjacent to the Caen Valley Bats SSSI should demonstrate the extent to which they have addressed the following matters (including any necessary mitigation measures):’</b>
PM5	NE3	<b>In the first part of the policy replace ‘All new development proposals’ with ‘As appropriate to their scale, nature, and location development proposals,</b>
PM6	NE3	<b>Replace the second part of the policy with: ‘Development proposals which have an impact on biodiversity developers should provide an increase in appropriate natural habitat and ecological features over and above that being affected where it is practicable to do so and in such a way that the site can contribute towards the restoration of ecological networks.’</b>
PM7	NE4	<b>Replace the opening element of the policy with: ‘Development proposals which would impact on traditional Devon hedges, established hedgerows, banks and treelines should demonstrate that:’</b>
PM8	NE5	<b>Reverse the order of the two parts of the policy.</b>
PM9	NE5	<b>In the first part of the policy (as submitted) delete ‘normally’</b>
PM10	NE5	<b>At the beginning of the second part of the policy (as submitted) add: As appropriate to their scale, nature, and location.’ Thereafter delete ‘where relevant’</b>
PM11	NE5	<b>In iii replace ‘significant’ with ‘unacceptable’</b>
PM12	NE6	<b>Replace the policy with: ‘The design, scale, height, and mass of development proposals should respond positively to the landscapes identified in the Parish Character Assessment, and where practicable enhance their character and appearance’</b>
PM13	NE7	<b>Replace the third part of the policy with: ‘Development proposals for measures to prevent coastal erosion, for natural flood management and for access</b>

		<p>improvements to the countryside will be supported where they:</p> <p>i) do not compromise the predominant landscape character of the proposal's location and setting; and</p> <p>ii) respond positively to the character or setting of designated international, national, and local heritage assets.'</p>
PM14	NE8	In the first part of the policy replace 'All new development....and as appropriate, aim to' with 'As appropriate to their scale, nature and location, development proposals should'
PM15	NE8	In the fourth part of the policy replace 'is likely to' with 'would'
PM16	NE9	Delete parts 2,3, 6 and 7 of the policy
PM17	BE1	Delete parts 3 and 4 of the policy
PM18	BE1	<i>At the end of paragraph 4.412 add: 'Proposers of development for six or more dwellings and/or altering existing or proposing new commercial development are encouraged to engage with North Devon Council and Braunton Parish Council at the earliest opportunity/pre-application stage to help ensure that any proposals take into account both this Plan's Aims and Objectives and the views of the local community.'</i>
PM20	BE2	Replace the opening element of the policy with: 'As appropriate to their scale, nature and location, development proposals should:'
PM21	BE2	Delete iii)
PM22	BE3	In part 2 of the policy add at the beginning: 'As appropriate to their scale, nature and location,'.
PM23	BE3	Thereafter delete 'where relevant' and replace 'and encouraged to' with 'and should incorporate the following features:'
PM24	BE3	Delete criterion vi)
PM25	BE4	In part 1 ii) and iii) of the policy replace 'adverse' with 'unacceptable'
PM26	BE4	At the beginning of the second part of the policy add: 'As appropriate to their scale, nature and location' and replace 'are encouraged to' with should'
PM27	BE5	<p>Delete the policy.</p> <p><i>In Section 4.7 delete the 'Justification' heading</i></p>
PM28	BE7	In the first part of the policy delete LGS13 Velator Way.
PM29	BE7	Replace part 2 of the policy with: 'Development proposals within the designated local green spaces will only be supported in very special circumstances
PM30	BE7	<i>At the end of paragraph 4.92 add: 'Policy BE7 follows the matter-of-fact approach in the NPPF. If development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by North Devon Council. It will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy. They may include proposals to maintain or enhance the existing use and amenity value of the site or to enhance the access to and use of the site where used for recreational purposes.'</i>

PM31	BE7	<i>Revise the boundary of LGS11 (Westmead Green) as shown on the map at Appendix 1.</i>
PM32	BE8	<b>Replace the opening part of the policy with: ‘As appropriate to their scale, nature and location, development proposals should incorporate trees and other planting to enhance public spaces within the scheme based on the following principles:’</b>
PM33	BE10	<b>Replace the policy with: ‘As appropriate to their scale, nature and location, the design and layout of major housing, employment and retail developments and the expansion of existing employment and retail premises should incorporate vehicular access arrangement and circulation arrangements within the site which will mitigate the impacts of additional traffic in the local road network.’</b>
PM34	BE10	<i>At the end of paragraph 4.121 add: ‘Policy BE10 addresses this matter. Where necessary developers should demonstrate their compliance with the policy through the production of a Transport Assessment or Statement.’</i>
PM35	BE11	<b>Delete the second part of the policy.</b>
PM36	BE11	<i>At the end of paragraph 4.135 add: ‘The junction between Exeter Road/Caen Street will be reviewed with a view to providing improved and safer pedestrian access and possible daytime pedestrianisation of Caen Street and Heanton Street will be explored.’</i>
PM37	BE13	<b>Replace the second part of the policy with: ‘Where practicable development proposals should use renewable fuels/cleaner technology.’</b>
PM38	BE13	<b>Replace the opening element of the third part of the policy with: ‘As appropriate to their scale, nature and location, development proposals should comply with the North Devon and Torridge Council’s Air Quality Supplementary Planning Document.’</b>
PM39	E1	<b>Delete the policy.</b> <i>Delete paragraphs 5.41 to 5.48</i>
PM40	E2	<b>In parts 2 and 3 of the policy replace ‘must’ with ‘should’</b>
PM41	E3	<b>Replace the first use of ‘support’ with ‘provide’</b>
PM42	E4	<b>Delete the policy.</b> <i>Delete paragraphs 5.71 to 5.72</i>
PM43	E6	<b>After Sui Generis add: ‘uses in Braunton village centre (as shown on Maps Z and AA)’</b>
PM44	E7	<b>Replace the opening element of the first part of the policy with: ‘Development proposals for the alteration of existing shopfronts and for the installation of new or replacement shopfronts will be supported where they:’</b>

PM45	E7	<b>Delete part 3 of the policy</b>
PM46	E7	<i>At the end of paragraph 5.103 add: 'Signage and its illumination is addressed under the Advertisement Regulations. In this context the illumination of signage and internal lighting of shop premises will be restricted to opening hours with the exception of the Christmas period (November to early January).'</i>
PM47	E9	<b>Replace 'must' with 'should'</b>
PM48	H1	<b>In the first part of the policy delete 'and adjacent to'</b>
PM49	H1	<i>At the end of the first sentence of paragraph 6.47 add 'other than replacement dwellings.'</i>
PM50	H2	<b>In the first part of the policy replace 'Developers....help' with 'Development proposals should'</b>
PM51	H2	<b>Delete the second sentence of the second part of the policy.</b>
PM52	H2	<b>In the fourth part of the policy replace 'will be expected to' with 'should'</b>
PM53	H2	<b>Delete the second sentence of the fourth part of the policy</b>
PM54	H2	<i>At the end of paragraph 6.52 add the deleted elements of the second and fourth parts of the policy. In the deleted element of the second part of the policy replace '3 years' with 'five years'.</i>
PM55	H3	<b>Replace the first part of the policy with: 'Development proposals should contribute to meeting the local affordable housing needs of the neighbourhood area as defined in the most up to date Housing Needs Assessment in terms of type, size and tenure that aligns with 80% social rent and 20% intermediate accommodation.'</b>
PM56	H3	<b>Delete parts 2/3/4 of the policy</b> <i>At the end of paragraph 6.66 add the deleted parts 2/3/4 of the policy.</i>
PM57	H4	<b>Replace the policy with: 'Affordable housing for rent proposals will only be supported where it is provided in perpetuity in accordance with the most up to date Government policy and through a Community Land Trust which provides and retains local affordable housing for rent for the benefit of local people in need.'</b>
PM58	H5	<b>Delete the second part of the policy</b> <i>At the end of 6.81 add the deleted element of the policy</i>
PM59	H6	<b>Delete the second paragraph of the policy.</b> <i>Insert the deleted second part of the policy at the end of paragraph 6.91.</i>
PM60	H6	<b>In the third part of the policy delete 'in principle'</b>
PM61	H7	<b>Delete part 2 of the policy</b> <i>In paragraph 6.105 replace 'in policy H7' with 'below'</i>

PM62	H8	<b>Delete the second part of the policy</b> <i>Add the deleted second part of the policy at the end of paragraph 6.115</i>
PM63	3.111	<i>Delete paragraph 3.111</i>