

Wye Local Plan Examination Hearings

Schedule of proposed Main Modifications (MM) arising from the week one Local Plan Hearing sessions

Publication Local Plan	What will be covered in the modification
Policy / Paragraph	
New section	Produce and insert a Key Diagram in the Local Plan
Para. 4.1.11	Explain the term 'managed dispersal'. (Schedule omitted the propose modification in para 4.1.11 –tracked changes document refer)
SP1 Development Strategy, section 4	Delete reference to "The majority of".
5.4 Green Belt Para. 5.4.1	Proposed main modification MM/004 to be expanded to further explain the exceptional circumstances that justify the removal of some areas of the Green Belt.
SP4 Countryside Areas	Delete reference to "countryside will be protected for its own sake" and reconsider wording to refer to specific matters that reflect the character of the area.
SP6 Viability	Reconsider the policy to cover other factors such as alternative land uses with reference to viability.
CDMP1 Environmental Protection, section (d)	Review section (d) to consider the scale/degree of harm. Include reference in policy that where there is some harm, mitigation will be required.
CDMP2 Flood Risk and Surface Water Management, section 5 and footnotes	Replace footnotes with explanatory text to direct developers to the Council's planning policy webpages which will include a list of all relevant documents with links to the most up-to-date versions.
CDMP4 Environmental Assets, section 15	Amend wording in section 15 to delete reference to "reduced or offset" and update to refer to "effectively mitigate in light of the level of harm".
HP1 Housing Land Supply and policy preamble	On assumption Liverpool Method is accepted by the Inspector: Amend Policy HP1 preamble text to refer to the 'Liverpool' approach for dealing with the shortfall over the plan period. Delete section 2 from policy HP1 – regarding meeting shortfall over the plan period ("Liverpool method").
Para. 7.3 Housing Mix / HP2 Housing Mix	Policy/preamble to explain that the policy does not seek to impose the optional housing standards.
HP2 Housing Mix, section 2	Amend section 2 to also include reference to the most up-to-date Rural Housing Need Survey in addition to the most up-to-date Strategic Housing Market Assessment.
HP3 Affordable Housing, section 1, 2, 3 and 5	Amend section 1 to refer to provision on site is expected with offsite contributions being the exception.

	<p>Amend table in section 2 to merge bottom two settlement rows to incorporate “Poulton and Hambleton” with “Garstang, Forton.....Dolphinholme (Lower)”</p> <p>Delete section 3 that refers to the policy being read alongside Policy SP6 Viability.</p> <p>Amend section 5 to read “...on a case by case basis in accordance <u>having regard to the latest evidence of need most up-to-date Strategic Housing Market Assessment and Rural Housing Needs Survey</u>”</p>
HP8 Accommodation for Gypsy, Travelers and Travelling Showpeople	Amend Policy HP8 preamble to cross refer to the site allocation SA6 which makes provision for Travelling Showpeople.
EP3 Existing Employment Sites	Reconsider the use of “and/or” in policy sections.

Schedule of further Additional Modifications (AM) arising from the week one Local Plan Hearing sessions

Publication Local Plan	What will be covered in the modification
Policy / Paragraph	
Para. 4.1.18 and table	<p>Paragraph 4.1.18 to read “The following table <u>in appendix E</u> shows the proposed total residential development in each settlement and new employment allocations”.</p> <p>Table below paragraph 4.1.18 to be moved to appendix to create appendix E. New sentence inserted before table in appendix E to explain the table.</p>
8.2 Employment Land Supply, table 8.2 - MM/034	<p>Correct table 8.2 to refer to:</p> <p>“Completions 1 April 2011 – 31 March 2017-2018”</p> <p>“Land under Construction (at 31 March 2017-2018”</p>