

Habitats Regulations Assessment

Final Report for:

Yarkhill Neighbourhood Area

July 2018



Yarkhill Neighbourhood Plan HRA

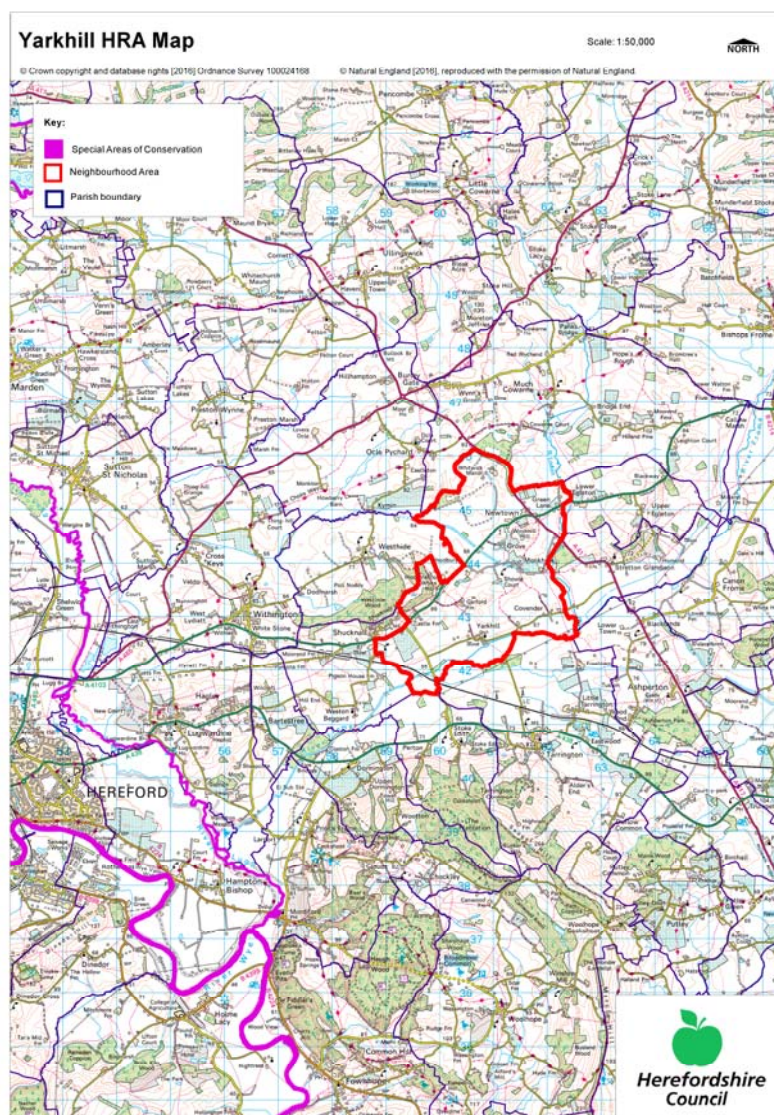
HRA Screening Assessment

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1 Introduction

- 1.1 This Screening Assessment relates to a Neighbourhood Development Plan that is considered to be in general conformity with higher level strategic plans, such as the Herefordshire Core Strategy and the National Planning Policy Framework. The screening stage involves assessing broadly whether the final Neighbourhood Plan is likely to have a significant effect on any European site(s).
- 1.2 Yarkhill Parish Council has produced a Neighbourhood Development Plan for Yarkhill parish, in order to set out the vision, objectives and policies for the development of the Parish up to 2031. This HRA reviews the final Yarkhill Plan (June 2018).
- 1.3 The NDP allocates settlement boundaries for Newtown and Monkhide and 2 sites in Newtown. It also provides general criteria policies that clarify and given more detail to those within the Herefordshire Core Strategy.
- 1.4 This requires a high level screening assessment to build upon the HRA Screening Assessment Report for the Core Strategy. It should be read in combination with the Core Strategy Habitat Regulations Assessment Report and ensures that there will not be any significant impacts upon Natura 2000 sites.
- 1.5 The map below shows Yarkhill Neighbourhood Area to which this assessment related.



2 The requirement to undertake Habitats Regulations Assessment of neighbourhood plans

- 2.1 The requirement to undertake HRA of development plans was confirmed by the amendments to the “Habitats Regulations” published for England and Wales in July 2007 and updated in 2013. Therefore, when preparing its NDP, Yarkhill Group Parish Council is required by law to carry out an assessment known as “Habitats Regulations Assessment”. It is also a requirement in Regulation 32 schedule 2 of the Neighbourhood Planning Regulations 2012.
- 2.2 Article 6(3) of the EU Habitats Directive provides that:
Any plan or project not directly connected with or necessary to the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.
- 2.3 HRA is an impact-led assessment and refers to the assessment of the potential effects of a neighbourhood plan on one or more European sites, including Special Protection Areas (SPAs) and Special Areas of Conservation (SACs):
- **SPAs** are classified under the European Council Directive ‘on the conservation of wild birds’ (79/409/EEC; ‘Birds Directive’) for the protection of **wild birds and their habitats** (including particularly rare and vulnerable species listed in Annex 1 of the Birds Directive, and migratory species).
 - **SACs** are designated under the Habitats Directive and target **particular habitats** (Annex 1) and/or species (Annex II) identified as being of European importance.
- 2.4 For ease of reference during HRA, general practice has been that these three designations are collectively referred to as either **Natura 2000** or **European sites**. This means that a Screening Assessment is carried out with regard to the Conservation Objectives of the European Sites and with reference to other plans or projects to identify if any significant effect is likely for any European Site.
- 2.5 Herefordshire Council is aware of the recent judgement (People over Wind, Peter Sweetman vs Coillte). The Court of Justice of the European Union (CJEU) ruled that Article 6(3) of the Habitats Directive must be interpreted as meaning that mitigation measures should be assessed within the framework of an appropriate assessment and that it is not permissible to take account of measures intended to avoid or reduce the harmful effects of the plan on a European site at the screening stage. The initial screening undertaken in June 2016 and concluded that a full HRA would be required. Mitigation was not taken into account at this stage.
- 2.6 The purpose of this final HRA Report is to detail the findings of the screening of proposed changes to policies and consider if they significantly affect the conclusions of the earlier HRA Report (August 2017 and December 2017) and reviewed in terms of the implications of *Sweetman*.

3 Methodology

- 3.1 Although the Yarkhill NDP is not directly regarding the management of any European sites, it does include proposals for development which may affect European sites. Therefore, it is necessary under Regulation 102(1)(a) of the Habitats Regulations 2010 to undertake screening for likely significant effects on European sites.
- 3.2 The HRA of neighbourhood plans is undertaken in stages and should conclude whether or not a proposal or policy in a neighbourhood plan would adversely affect the integrity of the site in question. This is judged in terms of the implications of the plan for a site's 'qualifying features' (i.e. those Annex I habitats, Annex II species, and Annex I bird populations for which it has been designated) and are measured with reference to the conservation objectives for those qualifying features as defined by Natural England.
- 3.3 The first process is to undertake an initial screening report to determine the need to undertake the requirement for a HRA, this initial screening identifies whether the Plan could impact upon any European site that could be within the Neighbourhood Area or nearby.
- 3.4 If a European Site is within the Neighbourhood Area or the Neighbourhood Area could impact upon a European site then this will need to be taken into account and a full screening assessment will need to be undertaken.
- 3.5 The full screening stage consists of a description of the plan, identification of potential effects on European Sites, assessing the effects on European Sites. For Neighbourhood Plans the outcome should demonstrate there are no likely effects upon the European sites. If any likely effects occur then there will need to be amendments to the NDP made and be re-screened until all likely effects have been addressed.

4 Results of the Initial Screening Report and qualifying features of the European Sites

- 4.1 The initial Screening report (6th June 2016) found that the River Wye is 5.4km south west of the parish and the parish is within the hydrological catchment of the River Frome (to Lugg). Figure 2 below highlights the location of River Wye SAC in relation to the neighbourhood area.



- 4.2 There is also a duty under the Water Framework Directive to ensure that proposals for growth do not adversely affect the river water quality and this included the associated watercourses flowing into the rivers.

Site integrity of the River Wye (including the River Lugg) SAC

- 4.3 The issues associated with maintaining the sites integrity include water levels and flow, water quality, eutrophication (nitrogen enrichment), sedimentation, disturbance and species maintenance.
- 4.4 The River Wye SAC can be sensitive to changes in water quantity and quality. As outlined within the Habitat Regulation Assessment to the Herefordshire Core Strategy, the water supply in this area comes from Dwr Cymru Welsh Water (DCWW) and no likely significant effects on European sites as a result of changes in water quality are expected in relation to the proportional growth outlined with the Herefordshire Core Strategy.
- 4.5 In relation to water quality, Policy SD4 of the Herefordshire Core Strategy indicates that any development should not undermine the achievement of water quality targets within the county's rivers. This should ensure that developments within the area can be accommodated within existing water discharge permits would not be likely to have a significant effect upon the River Wye SAC. This position is confirmed within the HRA of the Core Strategy in April 2015.
- 4.6 The addition of the Nutrient Management Plan for the River Wye SAC will support this policy. Monkhide is the only settlement within the Neighbourhood area that is served by a public sewage network and wastewater treatment works (WwTw). DCWW have commented that this site is very small and unlikely to accommodate new development. Therefore proposed allocations will require further works to increase capacity in order to accommodate the specific growth. New development will require private foul treatment in line with policy SD4 Herefordshire Core Strategy.
- 4.7 For full details of the River Wye's attributes which contribute to and define their integrity and vulnerable data see Appendix 1 of the Yarkhill Initial Screening Report. The Initial Screening Report, June 2016, can be found in Appendix 1 of this HRA report.
- 4.8 This information made it possible to identify the features of each site which determine site integrity, as well as the specific sensitivities of each site, therefore enabling later analysis of how the potential impacts of the Yarkhill Neighbourhood Plan may affect site integrity.
- 4.9 The initial screening assessment indicated that a full screening assessment is required to assessment the likelihood of significant effects on the River Wye (including the River Lugg) SAC of the policies within the Yarkhill NDP.

5 Description of the Yarkhill Neighbourhood Development Plan

- 5.1 The final Yarkhill NDP presents detailed policies for development in the Neighbourhood Area, which is equivalent to the group parish boundary, up to 2031. The Plan begins by introducing its preparation and highlighting its issues.
- 5.2 The NDP then details the vision for the Group Parish over the Plan period and fourteen objectives of how this will be achieved. The 13 objectives cover the following topics:

Sustainable Development

Housing

Design and landscape

Employment

Rural diversification

Tourism

Transport and Infrastructure

Community facilities

Visual amenity

Renewable Energy

- 5.3 The initial options for the NDP (refer to appendix 2) were assessed to determine their environmental impact that could affect the River Wye SAC. The parish considered five general options, which provided options of the type of plan they would be undertaking.

Option 1- Do nothing
Option 2- To do a criteria based policy.
Option 3- To allocate sites in the plan.
Option 4- Criteria policy and settlement boundary.
Option 5- Criteria policy/settlement boundary/allocate sites.

- 5.4 All of which indicated towards growth however all the options would be seeking to provide proportional growth in line with the Core strategy and are therefore unlikely to have a significant impact on the SAC.

- 5.4 As Yarkhill Neighbourhood Plan progressed from options to draft NDP policies, the Plan needed to identify ways in which the least effect on the River Wye SAC could be achieved, alongside taking forward the preferred option from the consultation from the community. A list of the options assessed can be found in previous HRA assessments, and the Assessment matrix for the options can be found HRA August 2017 version.

- 5.5 A Call for sites process was undertaken in Winter 2016/17 and resulted in a potential of 13 sites in Yarkhill Parish. The plan has considered 13 site options, before finally selecting the two sites in Newtown. These sites have been screened and have found all of the sites are unlikely to have a significant on the River Wye SAC. This is due to the scale, location and its proximity to the River Wye SAC. This screening assessment can be found in appendix 2.

Site Option 1- Yarkhill Court, Watery Lane, Yarkhill.
Site Option 2- Yarkhill Court 2, Watery Lane, Yarkhill.
Site Option 3- Yarkhill Court 3, Watery Lane, Yarkhill.
Site Option 4- Old Orchard Cottage, Yarkhill.
Site Option 5- Land at Yarkhill.
Site Option 6- One Pound Cottage, Yarkhill.
Site Option 7- Two Pound Cottage, Yarkhill.
Site Option 8- 1 Monksbury Cottages, Monkhide.
Site Option 9- Little Woodmanton, Yarkhill.
Site Option 10- The Acorns, Yarkhill.
Site Option 11- The Wharf, Yarkhill.
Site Option 12- Squirrels Nest, Lower Eggleton.
Site Option 13- Rosedale, Lower Eggleton.

- 5.5 The NDP also sets out 14 general policies on various topics based on the objective headings above and also for group parish, these include:
- Y1-Site allocations for new housing
 - Y2-Settlement boundaries
 - Y3- Housing Development within the Settlement Boundaries of Newtown and Monkhide
 - Y4- Conversion of former agricultural buildings for residential use
 - Y5-Protecting existing areas of employment and encouraging investment in business opportunities
 - Y6-Supporting rural diversification
 - Y7-Tourism
 - Y8-Traffic and transport
 - Y9-Water supply and drainage
 - Y10-Reducing flood risk and supporting sustainability
 - Y11-Community facilities
 - Y12-Protecting landscape character

- Y13-Large agricultural buildings
 - Y14-Local energy schemes
- 5.6 The NDP proposes two sites in Newtown be allocated for housing, in order to facilitate the proportional growth envisaged by Policy RA2 of the Local Plan (Core Strategy). These sites have been screened and were found unlikely to have a significant impact on the River Wye SAC.

Site 1-Squirrels Nest, Newtown-Capacity 6 dwellings.

Site 2-Rosedale, Newtown-Capacity-6 dwellings.

Total capacity of up to 12 dwellings.

6.0 Assessments undertaken to date of the emerging Yarkhill NDP policies

- 6.1 Regulation 102 of the Habitats Regulations 2010 requires that a Screening Assessment be undertaken, in order to identify the 'likely significant effects' of an NDP. Accordingly, a screening matrix was prepared and this determined the extent to which any of the policies within the Yarkhill NDP would be likely to have a significant effect on the River Wye SAC. This has been repeated at each statutory stage of the NDP consultation process.
- 6.2 The findings of those screening matrix can be found within the previous versions of the HRA report and its addendum. This final report aims to bring together these assessments and review in light of the final examination modifications and the implications of the *Sweetman* case.

Screening of the draft plan (Reg14)

- 6.3 The screening matrix took the approach of screening each policy and objective individually, which is consistent with current guidance. The results from the HRA reports for the Herefordshire Local Plan (Core Strategy) were also taken into consideration.
- 6.4 None of the Yarkhill NDP objectives and policies (August 2017) were concluded to be likely to have a significant effect on the European site. Although Yarkhill parish falls within the hydrological catchment area of the River Wye SAC, the parish is not in close proximity to the river itself. Core Strategy policy SD3 and SD4 together with the Nutrient Management Plan will ensure that development can only occur if policy requirements are met.
- 6.5 In many cases this is because the policies themselves would not result in development, i.e. they related instead to criteria for development and the SAC itself is not within the parish. In several cases the policies also included measures to help support the natural environment including biodiversity.
- 6.6 It is unlikely that the Yarkhill Neighbourhood Plan will have any in-combination effects with any Plans from neighbouring parish council due to the level of growth proposed is of the same that is proposed for the Ledbury Housing Market Area in the Herefordshire Core Strategy.
- 6.7 Therefore it was concluded that the **Reg14 Yarkhill NDP would not have a likely significant effect on the River Wye (including the River Lugg) SAC.**

Screening of the submission plan (Reg 16)

- 6.8 The Submission NDP incorporated suggestions made by consultees during the Regulation 14 Draft Plan consultation, by adding clarity and emphasis throughout the document. There have been some additions to the criteria in some of the policies which are strengthening up the protection of the area, prevention of flooding, water quality measures added and generally a reduction of adverse impact upon the River Wye (including the Lugg) SAC.
- 6.9 Three policies were changed in the submission NDP following the Regulation 14 Draft Plan consultation. Policies Y1 and Y2 removed sites 3 and 4 in Monkhide. This has helped The Neighbourhood plan be in conformity with the Core Strategy. Further safeguarding criteria has been added to policy Y4 this helps the policy move closer to the baseline objective. The policies have been amended in response to comments and to provide clarity and criteria to ensure development takes into consideration scale of development in relation to its surroundings.
- 6.10 The submission NDP policies were assessed as unlikely to result in significant effects on the European site River Wye SAC.

7 Assessment of the 'likely significant effects' of the final Yarkhill NDP (July 2018) - Rescreening following examination (June 2018) and implications of *Sweetman* case

- 7.1 The final NDP incorporates the modifications that the examiner has recommended within the examiner's report. These changes are to ensure that the plan meets the Basic Conditions. The recommended modifications from the examiner can be found in appendix 6.
- 7.2 No new policies have been introduced into the final NDP following the examination; however there have been some minor word changes to the policies. The submission NDP incorporated the majority of the modifications that the examiner has recommended within the Examiner's report with the exception of some minor modifications. No new policies have been introduced into the Final NDP following the examination; however there have been some minor word changes and repeated or unnecessary criterion deleted from some of the policies. Policy Y6 has been rescreened as it was too generic, criteria was added to make it more specific.
- 7.3 In light of the *Sweetman* case all policies have been reviewed to ensure compliance with the ruling. The finding can be found in appendix 3.
- 7.4 The findings of the screening matrix can be found in the Screening Matrix in the appendix. Colour coding was used to record the likely impacts of the policies on the European site and its qualifying habitats and species as shown in the table 1 below.

Red	There are likely to be significant effects
Green	Significant effects are unlikely

- 7.5 Following the recent *Sweetman* judgement, it is not permissible to take account of measure intended to avoid or reduce the harmful effects of the plan on the River Wye SAC at this final screening stage. Any likely significant effects would require an Appropriate Assessment to be required.

8 Conclusions from the Screening Matrix

- 8.1 None of the final Yarkhill Neighbourhood Plan (June 2018) policies were concluded to be likely to have a significant effect on the River Wye SAC. Yarkhill is 5.4km from the River Wye SAC. Therefore the allocated sites in the plan scale and proximity to the SAC is unlikely to have a significant impact on the River Wye SAC.
- 8.2 There is sufficient policy criteria in Core Strategy policies SD3 and SD4 to ensure that development can only occur if these criteria are met.
- 8.3 The plan allocates settlement boundaries and 2 sites for development, within the settlements of Newtown. Within the settlement area there appears to be enough capacity within the two identified settlements to meet and potentially meet the target housing growth. This will leave two sites with a potential to provide up to 12 dwellings, this meet and slightly exceed proportionate growth. Due to the location of these potential contiguous sites, i.e. not directly on the river banks or adjacent to a watercourse that feeds into the River, and due to the scale of the sites for homes and businesses being small (no larger than 3 dwellings per plot and retail development under 80sq metres) and at the scale of growth that is required by the Herefordshire Core Strategy, these would not have an appreciable effect on the River Wye SAC, i.e. that they were not likely to be significant.
- 8.4 Dwr Cymru Welsh Water (DCWW) have stated for the Core Strategy that there is currently no existing capacity with regards to permitted headroom in the Sewerage Treatment works serving the Yarkhill area to continue to treat the water from the amount of housing provided for in the Core Strategy policies. In response to the regulation 14 consultation DCWW have commented the only treatment works in Yarkhill is Monkhide WwTw, this plant is small and unlikely to be able to accommodate new growth. Therefore it is likely that new development will require private foul treatment required private foul treatment in line with Core Strategy Policy SD4.
- 8.5 Policy SD4 of the Core Strategy of the NDP indicate that development would not be permitted if wastewater treatment and water quality cannot be assured.
- 8.6 In addition, the Nutrient Management Plan for the River Wye SAC should ensure that development within Herefordshire which can be accommodated within existing water discharge permits would not be likely to have a significant effect upon the River Wye SAC.
- 8.7 No mitigation measures have been included within the screening of the policies of the NDP. Policies of the Core Strategy and the NDP will form part of the development plans. A key requirement of the Core Strategy is to meet the Water Framework Directive.
- 8.6 This review and rescreening in addition to the revisions to the policies from the examination, have been found to be unlikely to result in significant effects on the River Wye SAC. ***It is therefore concluded that the Yarkhill Plan will not have a likely significant effect on the River Wye SAC.***

9 Identification of other plans and projects which may have 'in-combination' effects

- 9.1 There are a number of potentially relevant plans and projects which may result in in-combination effects with the Core Strategy across Herefordshire, these plans have been reviewed and can be found in Appendix 2 of the publication of the Herefordshire Local Plan Core Strategy Habitats Regulations Assessment (Oct 2015).
- 9.2 It is seen that as this NDP does not go over and beyond the requirements set out in the Core Strategy.

- 9.3 Adjacent neighbourhood plans include Tarrington, Ashperton, Stretton Grandison, and Withington Group all are in the process of producing n NDP. Weston Beggard has been adopted. These plans have not gone over and beyond the requirements set out within the Core Strategy for their area. Stoke Edith and Much Cowarne are not producing an NDP but will be in the Herefordshire Rural Areas Development Plan Document.
- 9.4 The HRA for the Core Strategy also identifies that both the Water Cycle Study for Herefordshire, which indicates the potential for planned water abstraction requirements combined with pressures on European Sites from the Core Strategy policies, and the work on the Nutrient Management Plan, to ensure the favourable conservation status of the SAC in respect of phosphate levels as soon as possible and at the latest by 2027, have both been considered as part of the in-combination assessment.
- 9.5 It is unlikely that the Yarkhill Plan will have any in-combination effects with any plans from neighbouring parish councils as the level of growth proposed is the same as that proposed for the Golden Housing Market Area in the Herefordshire Core Strategy.

10.0 Conclusion

- 10.1 With reference to sections 6 to 9 above, the modifications to the NDP are not considered to affect the findings of the previous HRA report. Equally the review in light of the *Sweetman* case are also not considered to affect the previous findings.
- 10.2 Therefore the earlier conclusions that the **Yarkhill NDP will not have a likely significant effect on the River Wye SAC** remains valid.

11.0 Next steps

- 11.1 This final Report will be published alongside the final Yarkhill NDP and the earlier HRA Report and its addendum. This will be subject to a consultation with the statutory bodies prior to the final adoption/making of the Yarkhill NDP.

Appendix 1

**Initial Habitat Regulations Assessment and Strategic Environmental
Assessment Screening Notification**

**The Neighbourhood Planning (General) (Amendment) Regulations
2015 (Reg. 32)**

Conservation of Habitats and Species Regulations 2010 (d)

Neighbourhood Area:	Yarkhill Neighbourhood Area
Parish Council:	Yarkhill Parish Council
Neighbourhood Area Designation Date:	5 July 2016

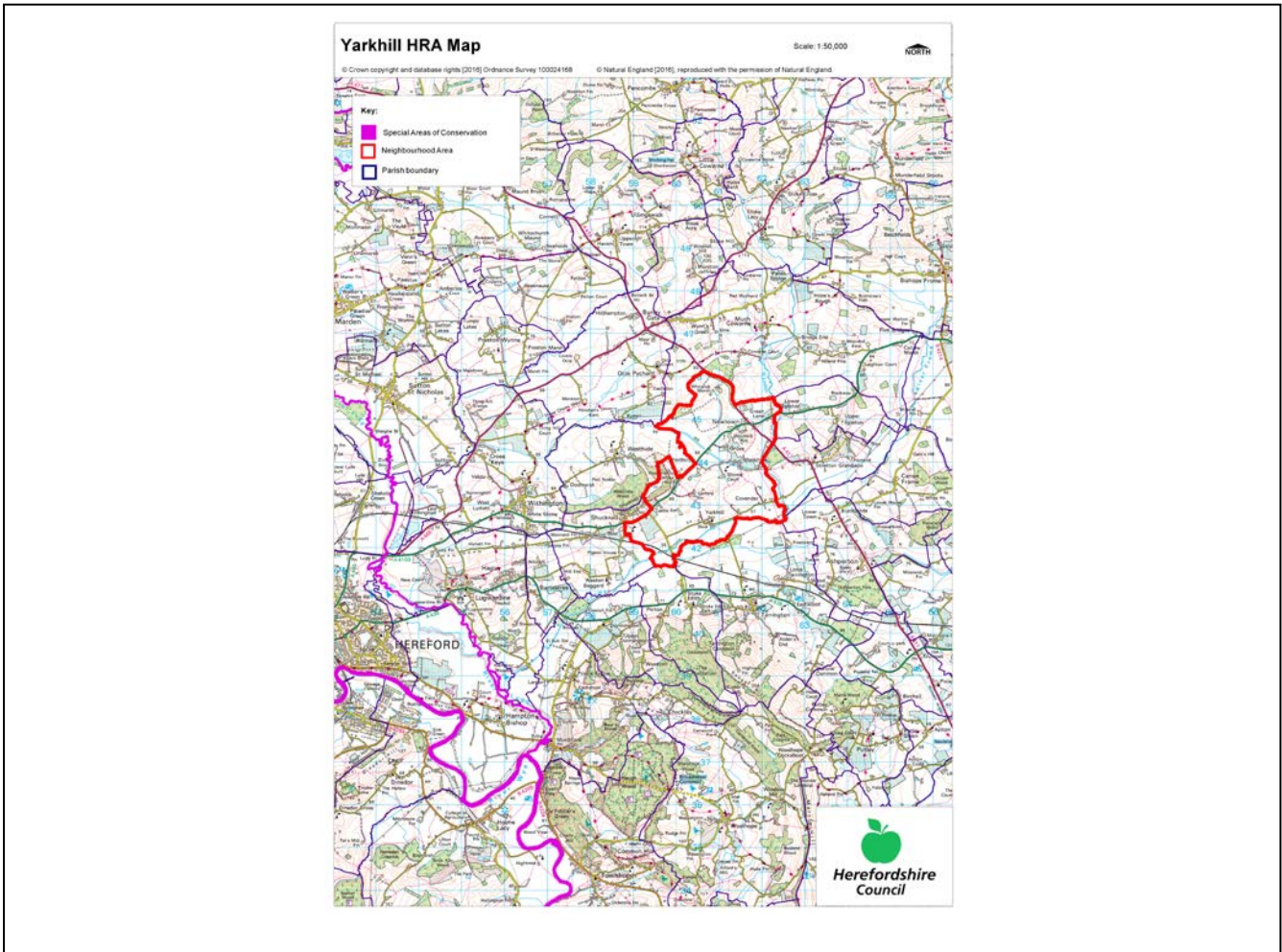
Introduction

This Initial Habitat Regulations Assessment (HRA) and Strategic Environmental Assessment (SEA) Screening has been undertaken to assess whether any European sites exist within or in proximity to the Neighbourhood Area which could be affected by any future proposals or policies.

Through continual engagement the outcomes of any required assessments will help to ensure that proposed developments will not lead to Likely Significant Effects upon a European site or cause adverse impacts upon other environmental assets, such as the built historic or local natural environment.

HRA Initial Screening

Map showing relationship of Neighbourhood Area with European Sites (not to scale)



River Wye (including the River Lugg) Special Area of Conservation (SAC):

Does the Neighbourhood Area have the River Wye (including the River Lugg) in or next to its boundary?	N	The River Wye is 5.4km away from the Parish
Is the Neighbourhood Area in the hydrological catchment of the River Wye (including the River Lugg) SAC?	Y	The Parish is within the hydrological catchment of the River Frome (to Lugg).
If yes above, does the Neighbourhood Area have mains drainage to deal with foul sewage?	Y	There is mains drainage at Monkhide

Downton Gorge SAC:

Is the Neighbourhood Area within 10km of Downton Gorge SAC?	N	Downton Gorge is 32.25km away from the Parish.
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River Clun SAC:

Does the River Clun border the Neighbourhood Area	N	River Clun does not border the Parish.
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Wye Valley & Forest of Dean Bat Sites SAC:

Is the Neighbourhood Area within 10km of any of the individual sites that make up the Wye Valley & Forest of Dean Bat Sites?	N	Wye Valley and Forest of Dean Bat Sites are 22km away from the Parish.
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Wye Valley Woodlands SAC:

Is the Neighbourhood Area within 10km of any of the individual sites that make up the Wye Valley Woodlands Site?	N	Wye Valley Woodlands are 25km away from the Parish.
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HRA Conclusion:

The assessment above highlights that European Sites will need to be taken into account in the future Neighbourhood Development Plan for the Yarkhill Neighbourhood Area and a Full HRA Screening will be required.

European Site

(List only those which are relevant from above)

River Wye (including the River Lugg) SAC

Strategic Environmental Assessment Initial Screening for nature conservation landscape and heritage features

The following environmental features are within or in general proximity to the Yarkhill Neighbourhood Area and would need to be taken into account within a Strategic Environmental Assessment. In addition, the NDP will also need to consider the other SEA topics set out in Guidance Note 9a to ensure that the plan does not cause adverse impacts.

SEA features	Within Neighbourhood Area		Bordering Neighbourhood Area	
	Total number	Name(s)	Total number	Name(s)
Ancient Woodland	1	Ash Coppice.	11	Long Coppice; Pye Coppice; Unnamed plot in south of Much Cowrne Parish; Stretton Copse; Ibbridge Copse; Blackway Coppice; Leighton Court Wood; Ashperton Park; Westhide Wood; Hansnett Wood; Meephill Coppice.
Areas of Outstanding Natural Beauty (AONB)	0	-	0	-
Conservation Areas	0	-	0	-
Flood Areas	There are Flood Zones in the south, east and north west of the Neighbourhood Area.			
Geoparks	0	-	0	-
Listed Buildings	There are numerous Listed Buildings within the Neighbourhood Area.			
Local Geological Sites (LGS)	0	-	0	-
Local Wildlife Sites (LWS)	4	River Frome; Woodland on Shucknall; Old Canal at Monkhide; Ash Coppice.	12	Cowarne Wood; Gorse Wood; Blackway Coppice; Pond at Canon Frome Court;

				Woodland near Millend Cottage; Old Canal at Ashperton; Ashperton Park; Hansnett Wood; East Wood; Woodland near Seager Hill; Backbury Hill; Perton Roadside Section and Quarry.
Mineral Reserves	3	River Lodon, Monkhide to Yarkhill to Bartestree; Shucknall Hill Common; Yarkhill Reservoir to Hillend Grove.	2	Quarry south east of Westhide; Stretton Grandison to Canon Frome to Bishops Frome.
National Nature Reserve (NNR)	0	-	0	-
Nature Trails	0	-	0	-
Registered Parks and Gardens	0	-	1	Stoke Edith.
Scheduled Ancient Monuments (SAM)	1	Moated Site.	8	Churchyard cross at St Bartholomew's Churchyard; Medieval Settlement at Much Cowarne, south east of Mill House; Churchyard cross at St Mary the Virgin's Churchyard; Roman Settlement; Roman Fort and Outworks 550yds south west of Canon From Court; Churchyard cross at St John the Baptist's Churchyard; Churchyard cross at St Phillip's and St James' Churchyard; Ashperton Court.
Sites of Importance in Nature Conservation (SINC)	0	-	0	-
Special Areas of Conservation (SAC)	0	-	0	-
Unregistered parks and	0	-	5	Porch House;

gardens				Westhide Court; Cowarne Court; Homend; Canon Frome Court.	
			SSSI Status		SSSI Status
Sites of Special Scientific Interest (SSSI)	0	-	-	0	-

Decision Notification:

The initial screening highlights that the Neighbourhood Development Plan for the Yarkhill Neighbourhood Area:

- a) Will require further environmental assessment for Strategic Environmental Assessment and Habitats Regulations Assessment.

Assessment date: 6 June 2016

Assessed by: James Latham

Appendix 1: European Sites

The table below provides the name of each European Site, which has been screened in for the purposes of neighbourhood planning in Herefordshire; includes their site features of integrity; and vulnerability data. This is based on the sites individual features of integrity and their vulnerabilities, which could include distance criteria. This has been used in identifying which parishes are likely to require a full HRA Screening of their future Neighbourhood Development Plan, to establish if their plan might have Likely Significant Effects on a European Site.

Downton Gorge
Site Features: <i>Tilio-Acerion</i> forests of slopes, screes and ravines
Vulnerability data: 10km for air quality associated with poultry units or other intensive agricultural practices.

River Clun
Site Features: Freshwater pearl mussel <i>Margaritifera margaritifera</i>
Vulnerability data: Water quality is important to maintain the site feature. Parishes either side of the River Clun will be affected.

River Wye
Site Features: Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation. Transition mires and quaking bogs. White-clawed (or Atlantic Stream) crayfish <i>Austropotamobius pallipes</i> . Sea lamprey <i>Petromyzon marinus</i> . Brook lamprey <i>Lampetra planeri</i> . River lamprey <i>Lampetra fluviatilis</i> . Twaite shad <i>Alosa fallax</i> . Atlantic salmon <i>Salmo salar</i> . Bullhead <i>Cottus gobio</i> . Otter <i>Lutra lutra</i> . Allis shad <i>Alosa alosa</i>
Vulnerability data: Proximity: Developments should not be within 100m of the designated bank. Some developments beyond 100m may also have impacts based on proximity and these issues should be addressed where possible when developing NDP policy and choosing site allocations. Water Quality: Within the whole catchment of the River Wye, which includes the River Lugg, mains drainage issues with regards to water quality are being resolved through the Core Strategy / Local Plan and development of a Nutrient Management Plan. Welsh Water should be consulted to ensure that the proposed growth will be within the limit of their consents. Otters: "An otter will occupy a 'home range', which on fresh waters usually includes a stretch of river as well as associated tributary streams, ditches, ponds, lakes and woodland. The size of a home range depends largely on the availability of food and shelter, and the presence of neighbouring otters. On rivers, a male's home range may be up to 40km or more of watercourse and associated areas; females have smaller ranges (roughly half the size) and favour quieter locations for breeding, such as tributary streams. Otters without an established home range are known as 'transients'. They are mostly juveniles looking for a territory of their own, or adults that have been pushed out of their territories. Transient otters may use an area for a short while, but they will move on if conditions are not suitable or if they are driven away by resident otters. Transients will have been important in extending the range of otters, but they are very difficult to identify from field signs. Within a home range an otter may use many resting sites. These include above-ground shelters, such as stands of scrub or areas of rank grass, and underground 'holts' – for example, cavities under tree roots and dry drainage pipes."

Wye Valley and Forest of Dean Bat Sites

Site Features: Annex II species that are a primary reason for site selection: Lesser horseshoe bat *Rhinolophus hipposideros*. Greater horseshoe bat *Rhinolophus ferrumequinum*

Vulnerability data: Lesser Horseshoe bats are known to migrate between 5km and 10km between their summer and winter roosts. The Lesser Horseshoe Bat is vulnerable to disturbance; light pollution; and habitat loss. Check with the planning ecologist for other issues.

Greater Horseshoe bats are known to migrate between 20-30km between their summer and winter roosts.

NDPs closest to the European Site will need to consider:
Woodland habitat buffer.

Lesser Horseshoe Bat: Old buildings; woodland locations; sheltered valleys, extensive deciduous woods or dense scrub, close to roost sites. In areas of fragmented habitats, linear habitats such as hedgerows are important corridors. Vulnerable to loss or disturbance of both summer and winter roosts and removal of linear habitat.

Greater Horseshoe Bat: Large buildings, pasture, edge of mixed deciduous woodland and hedgerows. Mixed land-use especially south-facing slopes, favours beetles, moths and insects they feed on. During the winter they depend on caves, abandoned mines and other underground sites for undisturbed hibernation. A system/series of sites required. Vulnerable to loss of insect food supply, due to insecticide use, changing farming practices and loss of broad-leaved tree-cover and loss / disturbance of underground roosts sites.

Wye Valley Woodlands

Site Features: Annex I habitats that are a primary reason for site selection: Beech forests *Asperulo-Fagetum*, *Tilio-Acerion* forests of slopes, screes and ravines, *Taxus baccata* woods of the British Isles. Annex II species present as a qualifying feature, but not a primary reason for site selection: Lesser horseshoe bat *Rhinolophus hipposideros*, 51-100 residents

Vulnerability data: Lesser Horseshoe bats are known to migrate between 5km and 10km between their summer and winter roosts. The Lesser Horseshoe Bat is vulnerable to disturbance; light pollution; and habitat loss. Check with the planning ecologist for other issues. NDPs closest to the European Site will need to consider: Woodland habitat buffer. Lesser Horseshoe Bat: Old buildings; woodland locations; sheltered valleys, extensive deciduous woods or dense scrub, close to roost sites. In areas of fragmented habitats, linear habitats such as hedgerows are important corridors. Vulnerable to loss or disturbance of both summer and winter roosts and removal of linear habitat.

Appendix 2

Yarkhill Options

Option 1 -Do nothing
Option 2 -To do a criteria based policy.
Option 3 -To allocate sites in the plan.
Option 4 - Criteria policy and settlement boundary.
Option 5 - Criteria policy/settlement boundary/allocate sites.
Site Option 1 - Yarkhill Court, Watery Lane, Yarkhill.
Site Option 2 - Yarkhill Court 2, Watery Lane, Yarkhill.
Site Option 3 - Yarkhill Court 3, Watery Lane, Yarkhill.
Site Option 4 -Old Orchard Cottage, Yarkhill.
Site Option 5 - Land at Yarkhill.
Site Option 6 - One Pound Cottage, Yarkhill.
Site Option 7 - Two Pound Cottage, Yarkhill.
Site Option 8 - 1 Monksbury Cottages, Monkhide.
Site Option 9 - Little Woodmanton, Yarkhill.
Site Option 10 - The Acorns, Yarkhill.
Site Option 11 - The Wharf, Yarkhill.
Site Option 12 -Squirrels Nest, Lower Eggleton.
Site Option 13 - Rosedale, Lower Eggleton.

Appendix 3

HRA Screening of final Neighbourhood Development Plan PoliciesDate undertaken: **July 2018**Core Strategy HRA version: **Adopted Core Strategy 2011-2031**

NDP objectives and policies	HRA Screening of final NDP objectives and policies				
	Likely activities (operations) to result as a consequence of the objective/option/policy	Likely effect if option implemented. Could they have Likely Significant Effects (LSE) on European Sites?	European Sites potentially affected	Would it be possible that it would result in any LSE?	Requirement for an Appropriate Assessment
YHO1- To support suitable residential development which provides family homes or affordable housing for local people.	Objective to support sustainable and appropriate development in line with policies SS1 and RA1.	Small scale development proposed (plots of 10 or less) Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.	River Wye (including the Lugg SAC).	No.	No. This objective will not lead to development but sets sustainable development criteria.
YHO2 – To ensure new homes are sited adjacent to the settlements of Newtown and Monkhide as defined in the Herefordshire Core Strategy.	Objective to support sustainable and appropriate development in line with policies SS1 and RA2.	Small scale development proposed (plots of 10 or less) Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy SD4 which seeks to ensure water quality of the SAC is	River Wye (including the Lugg SAC).	No.	No. This objective will not lead to development but sets sustainable development criteria.

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		not detrimentally effected.			
YHO3 -To encourage small scale housing schemes which are appropriate to the scattered layout of existing settlements with developments of no more than 6 houses on any one site.	Objectives will encourage small scale housing proposals within Yarkhill to fit in keeping with the existing landscape character.	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy SD4.	River Wye (including the Lugg SAC).	No.	No, this objective seeks to encourage appropriate small scale housing scheme to be in keeping with the existing settlements.
YHO4- To encourage the design of new houses to reflect local materials and traditions, as well as environmentally friendly "Eco designs" which maximise energy and resource efficiency.	The built character is protected along with landscape character. Sustainable development encouraged.	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy SD4.	River Wye (including the Lugg SAC).	No.	No, this objective will not directly lead to development. Instead it aims to encourage suitable designed developments to be in keeping with the vernacular of Yarkhill.
YEO1- To protect existing employment areas such as those at Acorn Park, Newtown Cross, Baddy Marsh Farm and Whitwick Manor and to	Local jobs growth. Encourage local people to work closer to their work. Plan attracts employment opportunities in the rural area. Encouragement of small	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy SD4.	River Wye (including the Lugg SAC).	No.	No. This objective strives to improve and sustain existing employment areas within Yarkhill Parish.

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encourage investment in new business premises in these areas to provide new employment opportunities for local residents.	scale business development Job creation				
YEO2- To support appropriate rural diversification schemes which use redundant former agricultural buildings for new business development.	Support agriculture within the parish. May increase small scale job prospects within the parish and enhance agricultural businesses and farming. Encouragement of small scale business development Job creation	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy SD4.	River Wye (including the Lugg SAC).	No.	No. This objective does not specifically lead to development. Instead it seeks to support and value agriculture.
YEO3- To support the development of tourism for ventures that would not have a major visual impact on the landscape, i.e. B&B and food premises rather than camping or holiday chalets.	This objective will protect and help conserve landscape identified within Yarkhill.	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy SD4.	River Wye (including the Lugg SAC).	No.	No, this objective aims to protect the visual character and setting of Yarkhill whilst supporting tourism.
YT11- To make local roads safer	Promotion of safer roads.	Unlikely that there will be	River Wye (including the	No.	No, this objective promotes safer and more

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through managing additional traffic volumes from new developments and supporting improvements in bus services and safe cycle routes to encourage alternative modes of transport.	Improvements to public transport. Increase of sustainable transport usage.	any significant effects on the European Site. All developments are required to meet the criteria of Policy SD4.	Lugg SAC).		sustainable travel through new development.
YT12- To support improvements in fast broadband and mobile phone reception to attract people to the area and allow existing and proposed businesses to operate effectively.	This objective seeks to promote improvements to communications infrastructure. Small scale business growth. Increase in home working.	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy SD4.	River Wye (including the Lugg SAC).	No.	No, this objective will not directly lead to development but strives to improve existing broadband and mobile phone quality and coverage.
YT13- To work towards improving mains water supplies to all properties whether existing or proposed.	This objective strives to improve mains water supplies to new and existing homes within the plan period.	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy SD4.	River Wye (including the Lugg SAC).	No.	No. This objective seeks to improve mains water supplies for new and existing development.
YCF1- To create public open space and maintain and protect the existing	Protect And enhance the existing natural environment, landscape and views.	Unlikely that there will be any significant effects on the European Site. All	River Wye (including the Lugg SAC).	No.	No. This will not have an impact on the River Wye sac. This objective seeks to safeguard public open

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village hall facility to support a growing and potentially younger population.		developments are required to meet the criteria of Policy SD4.			space and protect the village hall for the community.
YRAO1- To recognise that whilst farms are an essential part of the rural character of Yarkhill, any intensification of farming practices should not be detrimental to the visual amenity of the area.	Criteria to protect existing landscape and visual amenity within the countryside.	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy SD4.	River Wye (including the Lugg SAC).	No.	No. This objective safeguards against detrimental impact to the natural landscape caused from intensive farming practises. Policy criteria exist within the NDP and Core Strategy (Y12 and SD4) required to be met for the development to receive planning permission.
YRAO2- To support renewable energy schemes that minimise any adverse impacts on the landscape and ecosystems. In particular, small scale hydro-power will be supported if a viable scheme can be established.	Renewable energy schemes promoted within Yarkhill. Small scale hydro scheme promoted.	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy SD4.	River Wye (including the Lugg SAC).	No.	No. This objective seeks to support renewable energy schemes that are in keeping with the landscape and ecosystems.

Policies					
Y1-Site allocations for new housing	<p>New housing allocated in selected sites for up to 6 houses on 2 allocated sites.</p> <p>Increase in water consumption.</p> <p>Non-physical disturbance during construction phase.</p> <p>Physical damage of disturbance on a localised scale.</p>	<p>Small scale development proposed (plots of 6 or less) Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.</p>	River Wye (including the Lugg SAC).	No.	<p>No, implementation of Core Strategy policy SD4, LD2, SD1 and Policy of the NDP to grant planning permission will ensure water quality issues are addressed.</p>
Y2- Housing Development within the Settlement Boundaries of Newtown and Monkhide	<p>Housing sites identified.</p> <p>Promotion of achieving housing target.</p> <p>Increased vehicle traffic</p> <p>Increased demand for water abstraction and sewage treatment</p> <p>Sustainable housing growth</p>	<p>Small scale development proposed (plots of 6 or less) Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.</p>	River Wye (including the Lugg SAC).	No.	<p>No, implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.</p>

Y3- Conversion of former agricultural buildings for residential use	<p>Sustainable re use of agricultural buildings.</p> <p>Sustainable development encouraged within the identified settlements.</p> <p>Minimal increase demand for water abstraction and sewage treatment</p> <p>Sustainable housing growth</p>	Unlikely that there will be any significant effects on the European Site. Development will be very small scale and in line with policy RA4 of the Core Strategy. Criteria regarding priority habitats and species is contained within the policy which need to be met.	River Wye (including the Lugg SAC).	No.	No: Scale and extent of such development is unlikely to be significant. This policy sets out criteria for housing development in the countryside. This policy conforms to Core Strategy policy RA4.
Y4-Protecting existing areas of employment and encouraging investment in business opportunities	<p>Encourage development of small scale employment facilities.</p> <p>Promotion of business development</p> <p>Job creation in local area</p> <p>Small reduction in vehicular usage.</p>	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy SD4.	River Wye (including the Lugg SAC).	No.	No, policy criteria exist within the NDP and Core Strategy (SD4) required to be met for the development to receive planning permission.
Y5-Supporting rural diversification	Promotes measures to support productive and efficient farming and small businesses.	Due to the scale of potential development it is unlikely to have a significant effect on the River Wye SAC.	River Wye (including the River Lugg) SAC	No.	This objective is unlikely to have an effect on the River Wye SAC.
Y6-Tourism	Support for employment opportunities and the promotion of tourism within the parish.	Unlikely that there will be any significant effects on the European Site. Policy seeks to support small scale tourism and seasonal	River Wye (including the Lugg SAC).	No.	No; this objective in itself will not lead to development but supports further employment and tourism opportunities.

		activities within the parish.			
Y7-Traffic and transport	<p>Promotion of safer roads.</p> <p>Improved sustainable modes of transport such as cycling, walking, and public transport links.</p> <p>Increase in walking and cycling.</p> <p>Decrease in traffic accidents.</p> <p>Development of transport infrastructure</p> <p>Traffic Calming measures</p> <p>Improvement of road safety</p>	<p>The River Wye does not flow through the parish but the neighbourhood area falls within the hydrological catchment area. Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy SD4.</p>	River Wye (including the Lugg SAC).	No.	<p>No; this policy would only lead to some small scale sustainable transport links and predominately within areas outside of the hydrological catchment of the River Wye. Policy criteria exist within the NDP and Core Strategy (Y12 and SD4) required to be meet for the development to receive planning permission.</p>
Y8-Water supply and drainage	<p>Strive to reduce impact of flooding within Yarkhill.</p> <p>New development designed to appropriately reduce flood risk.</p> <p>Sustainable design promoted.</p> <p>Infrastructure development phased in line with infrastructure works within the plan period.</p>	<p>The River Wye does not flow through the parish but the neighbourhood area falls within the hydrological catchment area. Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy SD4.</p>	River Wye (including the Lugg SAC).	No.	<p>No. This policy ensures new development in Yarkhill is safeguarded against flooding. Also that the infrastructure will have enough capacity for any planned development.</p> <p>Policy criteria exist within the NDP and Core Strategy (Y12 and SD4) required to be meet for the development to receive planning permission.</p>

Y9-Reducing flood risk and supporting sustainability	<p>Safeguard from flooding</p> <p>Flood prevention schemes developed and maintained.</p>	This policy strives to alleviate flooding within the Parish. It is unlikely that there will have a significant effect on the European Site.	River Wye (including the Lugg SAC).	No.	No. This policy will help safeguard new development from potential flooding. This policy is likely to have a beneficial effect on environment and biodiversity of Yarkhill parish. This policy is specific intended to highlight criteria for developments to meet and compliment policy SD4.
Y10-Community facilities	<p>Support and upkeep of existing local community facilities.</p> <p>Promote new development of community facilities.</p> <p>Increase in vehicular movements.</p> <p>Increase in nonphysical disturbance.</p>	It is unlikely that there will have a significant effect on the European Site.	River Wye (including the Lugg SAC).	No.	No, although this policy could result in the development of new community facilities or the loss of existing provision to new uses, which depending on location could have potential effect on the River Wye SAC. Policy criteria exist within the NDP and Core Strategy (Y12 and SD4) required to be meet for the development to receive planning permission.
Y11-Protecting landscape character	<p>Safeguard existing landscape against inappropriate development.</p> <p>Encouragement of</p>	Unlikely that there will be any significant effects on the European Site. The policy wording requirements for	River Wye (including the Lugg SAC).	No.	No. This policy ensures existing landscape is protected against inappropriate

	sustainable development which preserves and protects the landscape, environment and habitats.	development to meet regarding the River Wye SAC and priority species and habitats.			development. Policy criteria exist within the NDP and Core Strategy (Y12 and SD4) required to be meet for the development to receive planning permission.
Y12-Large agricultural buildings	Appropriate poly tunnel development Rural business development Noise, odour and smell minimised. Unobtrusive lighting on new schemes.	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy SD4.	River Wye (including the Lugg SAC).	No.	No. It is unlikely that the scale of proposed rural business development is unlikely to have a significant impact on the baseline data. Policy criteria exist within the NDP and Core Strategy (Y12 and SD4) required to be meet for the development to receive planning permission.

Y13-Local energy schemes	<p>Community energy schemes promoted</p> <p>Renewable energy schemes developed.</p> <p>Construction traffic.</p>	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy SD4.	River Wye (including the Lugg SAC).	No.	<p>No. This policy may result in varied renewable energy schemes. Depending on scale, nature and location of the development it may have a possibility of having a detrimental effect on the River Wye SAC.</p> <p>Policy criteria exist within the NDP and Core Strategy (Y12 and SD4) required to be met for the development to receive planning permission.</p>
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Appendix 4

Template D1: SEA Consultation Feedback

This consultation feedback is **only** for comments received on the SEA of your Neighbourhood Development Plan

Parish Council Name: Yarkhill

Neighbourhood Development Plan Name: Yarkhill

Consultation date: 21 July to 22 September 2017

Consultation title: Yarkhill Regulation 14 Consultation

Natural England 22.09.17

Natural England welcomes the production of an Environmental Report. Having reviewed the report Natural England confirms that it meets the requirements of the Strategic Environmental Assessment (SEA) European Directive and national regulations, and that we concur with its conclusions.

We welcome the objectives 1, 2, 5, 9 and 12 which are related to Natural England's remit.

Appendix 5

Appendix 3: HRA Consultation Feedback reg 16

This consultation feedback is **only** for comments received on the HRA of the Neighbourhood Development Plan

Parish Council Name: Yarkhill Parish Council

Neighbourhood Development Plan Name: Yarkhill Neighbourhood Plan

Details of consultation: *Regulation 16*

Consultation date: 5 January to 16 February 2018

Consultation title: Regulation 16 Consultation

No comments have been made regarding the reg 16 HRA assessments.

Appendix 6

Modifications following Examination Yarkhill

Policy	Modification recommended	Justification
Recommended Modification 1 BCS and CS	Add the relevant date of production to the basic conditions statement and Consultation Statement.	Interests of accuracy and clarity
Recommended Modification 2 Maps	Delete Map 1 and replace with Yarkhill Neighbourhood Area Map. Consider adding a composite Proposals Map to the NDP.	For clarity
Recommended Modification 3 Information section	Insert "(Herefordshire LPCS" before "(Fig 4.14)" and "Herefordshire 15. LPCS" before "Fig 4.15" in paragraph 3.8	For clarity and accuracy.
Recommended Modification 4 Map 4	Change title of Map 4 on page 21 to "Map 4: Settlement Boundaries and Housing Allocations". Add "Housing" before "Site Allocation" in the key	For clarity and accuracy.
Recommended Modification 5 Policy Y2 and Y3	Delete "Policy Y2" at the end of paragraph 6.24 and substitute "Maps 7 and 8". Change title of plan on page 31 to "Policy Y3 Settlement Boundaries". Renumber Policy Y3 as Y2 and renumber all subsequent policies accordingly	Clarification of text and removal of superfluous text. Interests of consistency and accuracy.
Recommended Modification 6 Policy Y3	Delete clause 11 of Policy Y3	Clarification of text and removal of superfluous text.
Recommended Modification 7 Policy Y4	Add "rural locations" after "hamlets in" in the fourth paragraph of Policy Y4	Strengthen and clarification of policy. Interests of consistency and accuracy.
Recommended modification 8 Para 7.2	Change "reminder" to "remainder" in line 5 of para 7.2	Interests of accuracy.
Recommended modification 9 Policy Y5	Recommendation: Add a new Map 9 between pages 38 and 39 to show the four locations at Acorn Park, Newtown Cross, Baddy Marsh Farm and Whitwick Manor, using a symbol notation • Add "as shown in Map 9" after "Whitwick Manor" in the first paragraph of Policy Y5 Recommendation: Add "where appropriate" after "communications networks" in the last line of Policy Y5.	For clarity, consistency and accuracy. Provide more information about the areas identified in policy Y5.
Recommended modification 10 Policy Y6	Add "appropriate to the scale and type of business use" after "car parking" in the last paragraph of policy Y6	For the interests of clarity, ensuring the policy is not too generic.
Recommended modification 11	Change title of Policy Y9 to "Water Supply and Sewerage". Delete full stop after "water	For clarity, consistency and accuracy.

Modifications following Examination Yarkhill

Policy Y9	resources” and change “And” to “and” in third line of first paragraph of Policy Y9	
Recommended modification 12 Para 8.18	Add “and” between “control” and “means” in line 4 of para 8.18	For clarity, consistency and accuracy.
Recommended modification 13 Policy Y11	Add “educational” after “health” in the second line and add “health” after “community” in the second last line of Policy Y11.	Interests of accuracy and clarity.
Recommended modification 14 Policy Y12	Delete “special” from the second line of Policy Y12	Interests of accuracy and clarity. To align closer with strategic guidance.
Recommended modification 15 Policy Y13	In second paragraph of Policy Y13 insert “potential impacts in terms of” after “consideration to”. In fourth paragraph, delete “in the short term” in the last line. In the sixth paragraph, delete “the siting of” and start the paragraph at “Poly-tunnels, agricultural units...”.	For clarity, consistency and accuracy. Avoid repetition.
Recommended modification 16 Appendix IV	Steering Group to consider deleting Appendix IV from the final version of the NDP and adding a reference to the October Steering Group Meeting to Appendix II	Interests of accuracy, completeness and clarity.