

# Habitats Regulations Assessment



## Middleton on the Hill and Leysters Neighbourhood Area

December 2016



**Herefordshire  
Council**

# Middleton on the Hill and Leysters HRA

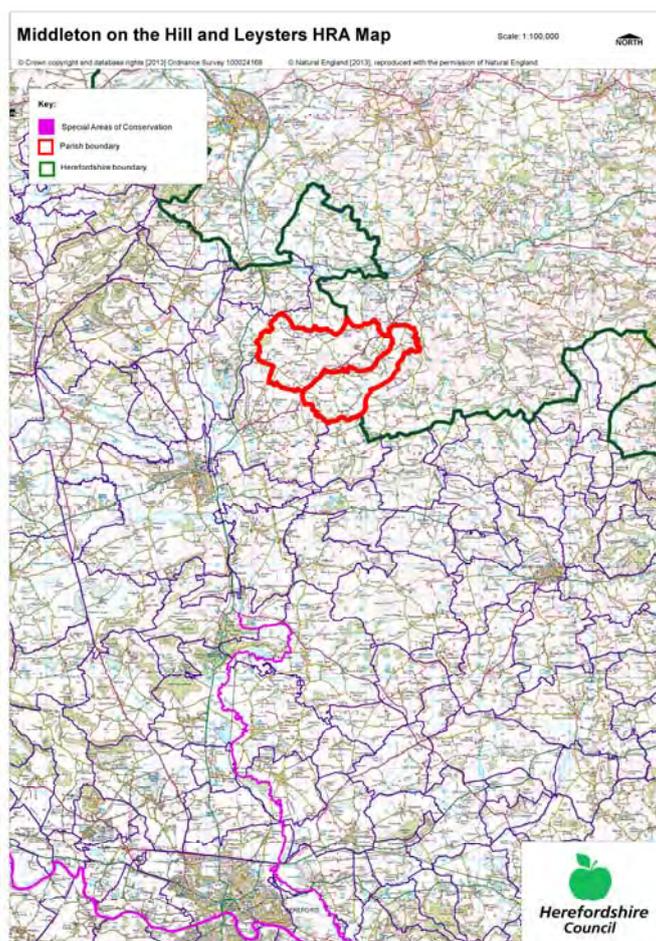
## HRA Screening Assessment

### Contents

- 1 Introduction**  
Map of the Neighbourhood Area with European sites shown
  - 2 The requirement to undertake Habitats Regulations Assessment of Neighbourhood Plans**
  - 3 Methodology**
  - 4 Results of the Initial Screening Report and options**
  - 5 Description of the Middleton on the Hill and Leysters Neighbourhood Plan**
  - 6 Identification of other plans and projects which may have ‘in-combination’ effects**
  - 7 Assessment of the ‘likely significant effects’ of the Middleton on the Hill and Leysters NDP**  
Table 1 - Colour coding key for Matrix
  - 8 Conclusions from the Screening Matrix**
- Appendix 1** – List of options assessed
- Appendix 2** – Options Assessment and Full Screening matrix
- Appendix 3** – Initial Screening Report (May 2014)

## 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 Draft Neighbourhood Plan is likely to have a significant effect on any European site(s).
- 1.2 Middleton on the Hill and Leysters Group Parish Council is producing a Neighbourhood Development Plan for Middleton on the Hill and Leysters Parish, in order to set out the vision, objectives and policies for the development of the Parish up to 2031. This HRA reviews the Draft Middleton on the Hill and Leysters Plan December 2016.
- 1.3 The NDP is criteria based as well as allocating settlement boundaries and housing sites. It provides general policies that clarify and provide detail to the policies within the Herefordshire Core Strategy therefore it requires a high level screening assessment to build upon the HRA Screening Assessment Report for the Herefordshire Core Strategy. This high level screening assessment should be read in combination with the Herefordshire Pre-submission publication of the Local Plan-Core Strategy Habitat Regulations Assessment Report (April 2014) and ensures that there will not be any significant impacts upon Natura 2000 sites.
- 1.4 The map below shows Middleton on the Hill and Leysters Neighbourhood Area with the European Site highlighted.



## 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, Middleton on the Hill and Leysters 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.

## 3 Methodology

- 3.1 As the Middleton on the Hill and Leysters NDP is not directly connected with the management of any European sites, and includes proposals for development which may affect European sites, 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 (taking into account potential mitigation provided by other policies in the plan). 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 mitigated.

#### **4 Results of the Initial Screening Report and options**

- 4.1 The initial Screening report (May 2014) found that the River Lugg part of the River Wye SAC is located within the group parish of Middleton on the Hill and Leyster therefore a full screening assessment is required.
- 4.2 For full details of the River Wye's attributes which contribute to and define their integrity and vulnerable data see Appendix 1 of the Middleton on the Hill and Leysters Initial Screening Report. The Initial Screening Report, September 2013, can be found in Appendix 3 of this HRA report. 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 Middleton on the Hill and Leysters Neighbourhood Plan may affect site integrity.
- 4.3 The initial options for the NDP were assessed to determine their environmental impact that could affect the River Wye (including the River Lugg) SAC. Of the nine options put forward the no NDP option was not considered viable for the Parish, therefore the first option of undertaking a NDP was taken forward and a steering group was set up in 2013. Two of the remaining three options proposed growth however they would both be within the proportional growth targets of the Core strategy and are therefore unlikely to have a significant impact on the SACs. There were 17 sites considered at the option stage, majority of these options would still be within the proportional growth targets of the Core Strategy and therefore unlikely to have a significant impact on the SAC.
- 4.4 As Middleton on the Hill and Leysters progresses from options onto their NDP policies, the Plan will need 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 Appendix 1, and the Assessment matrix for the options can be found Appendix 2.

#### **5 Description of the Middleton on the Hill and Leysters Neighbourhood Development Plan**

- 5.1 The Draft Middleton on the Hill and Leysters NDP presents detailed policies for development in the Neighbourhood Area, which is equivalent to the group parish boundary, up to 2031. The first part of the Plan introduces the Plan and its preparation and discusses the background of the village.
- 5.2 The NDP then details the vision for the Group Parish over the Plan period and ten objectives of how this will be achieved. The objectives cover the following topics:
- Design, Natural and built environment
  - Housing
  - Traffic and Highways
  - Employment

- Community facilities and infrastructure
- Protection of natural and built environment

5.3 The NDP also sets out 21 policies on various topics based on the objective headings above and also for the village, these include:

- Policy ML1- Promoting a Sustainable Community
- Policy ML2-Development Strategy
- Policy ML3-The scale of new housing
- Policy ML4-Housing allocations
- Policy ML5-Housing development within the settlement boundaries
- Policy ML6-Housing in the countryside
- Policy ML7-Extensions to dwellings
- Policy ML8-Design of new housing
- Policy ML9-Ensuring an appropriate range of tenures, types and sizes of houses
- Policy ML10- Affordable housing
- Policy ML11-Protecting and enhancing Landscape character
- Policy ML12-Broadband
- Policy ML13-Renewable energy
- Policy ML14-Traffic management and road safety improvements
- Policy ML15-Sustainable Transport measures
- Policy ML16-Business development
- Policy ML17-Protection of existing employment premises
- Policy ML18-Agriculture and forestry enterprises
- Policy ML19-Enhanced Services and facilities for the community
- Policy ML20-Protection and enhancement of community facilities
- Policy ML21-Open Space and Play Areas

## **6 Identification of other plans and projects which may have ‘in-combination’ effects**

6.1 Regulation 102 of the Habitats Regulations 2010 requires an appropriate assessment where a land use plan (not directly connected with or necessary to the management of the site) is likely to have a significant effect on a European site, either alone or in combination with other plans or projects. In addition, in accordance with the Neighbourhood Planning Regulation 2012 a NDP cannot have a significant effect on any European Site whether alone or in combination with another Plan.

6.2 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 pre-submission publication of the Herefordshire Local Plan – Core Strategy Habitats Regulations Assessment (May 2014). It is seen that as this NDP does not go over and beyond the requirements set out in the Core Strategy this review will also be substantial for the NDP.

6.3 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.

## 7 Assessment of the 'likely significant effects' of the Middleton on the Hill and Leysters NDP

- 7.1 As required under Regulation 102 of the Habitats Regulations 2010, a screening assessment has been undertaken to identify the 'likely significant effects' of the NDP. A screening matrix was prepared in order to identify whether any of the policies in the Plan would be likely to have a significant effect on the River Wye (including the River Lugg) SAC.
- 7.2 The findings of the screening matrix can be found in the Screening Matrix in Appendix 2 of this report. 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

- 7.3 The Screening matrix took the approach of screening each policy individually, which is consistent with current guidance documents. The results from the HRA report for the pre-submission version of the Herefordshire Core Strategy was also taking into consideration.
- 7.4 Mitigation of some of the identified potential effects could be achieved through implementation of the other policies within the NDP which require good practice measures during and after construction phases, such as more efficient use of water, reduction in waste and encouragement of recycling. The provision and encouragement of use of more sustainable transport measures when improving the transport infrastructure, will also help to increase road safety and reduce car traffic around the parish and surrounding areas.

## 8 Conclusions from the Screening Matrix

- 8.1 None of the Draft Middleton on the Hill and Leysters NDP (December 2016) policies are likely to have a significant effect on the River Wye SAC. Based on assumptions and information contained within the Middleton on the Hill and Leysters NDP, Herefordshire Core Strategy and adopted version / proposed modifications addendum of the HRA for the Core Strategy all of the NDP policies were found to be unlikely to result in significant effects on the River Wye SAC.
- 8.2 In many cases this is because the policy itself would not result in development, i.e., it related instead to criteria for development or because it was down to the small scale and location of the proposed development. In a number of cases the policies also included measures to help support the natural environment, including biodiversity and therefore no significant effect conclusion could be reached. In addition, these policies have the potential to mitigate some of the possible adverse effects arising from other policies.
- 8.3 The plan is allocates a settlement boundary for Leysters and Middleton on the Hill, as well as allocating 4 sites for development within the settlement of Leysters. None of which have thought to have an impact on the River Wye SAC, from HRA screening.

- 8.4 In addition, the preparation of 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.
- 8.5 It is unlikely that the Middleton on the Hill and Leysters NDP 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 Housing Market Area in the Herefordshire Core Strategy and all of the proposed housing sites will be of a small scale.
- 8.6 It is therefore concluded that the Middleton on the Hill and Leysters NDP will not have a likely significant effect on the River Wye SAC.
- 8.7 Any further amendments to policies (post December 2016) will be rescreened if required and an addendum to this report will be produced.

# Appendix 1

## **Middleton on the Hill and Leysters options**

### **Policy/ General Options**

Option 1 – restricted growth

Option 2 – A small scale development on the Field opposite the Parish Hall site 8

Option 3 – Development of 11 homes on the Field opposite the Parish Hall with community benefits site 8

Option 4 - to do nothing

Option 5-To define a new settlement boundary allowing for some limited new development

Option 6- To allocate specific sites within the new boundary to direct development to preferred locations.

Option 7- To dispense with a boundary and not identify specific sites but to rely on criteria based policies to control development guided by the comments received on preferred sites.

Option 8-To create a new settlement boundary and allocate sites within it

Option 9- To control development through criteria based policies

### **Site Options**

Site 1-Bank Cottage, Leysters

Site 2- Raddlebank Grange south 1, Leysters

Site 3- Raddlebank Grange south 2, Leysters

Site 4-The Brickyard, Leysters

Site 5-Hillcrest-Leysters

Site 6- Land to the rear of Arbour House, Woonton

Site 7-Land north of Arbour House, Woonton

Site 8-Leysters Pole Field, Leysters

Site 9-Leysters Garage, Leysters

Site 10-Redwood Barn

Site 11-Hills Farm

Site 12-Land at little heath

Site 13-Farthing Dingle

Site 14-Rose Cottage

Site 15-The Rock

Site 16-Nurton Court

Site 17- Rear of reservoir, Leysters

# Appendix 2

**Table 1: HRA Screening of Emerging Neighbourhood Development Plan Options, Objectives and Policies**

Parish Council Name: Middleton on the Hill and Leysters Group Group Parish Council

NDP Title: Middleton on the Hill and Leysters Group NDP

Date undertaken: December 2016

NDP objectives, options policies	HRA Screening of Emerging NDP objectives, options and policies				
	Likely activities (operations) to result as a consequence of the objective/option/policy	Likely effect if objective/option/policy implemented. Could they have Likely Significant Effects (LSE) on European Sites? (Yes/No, with reasons)	European Sites potentially affected  (Refer to Initial Screening)	Mitigation measures to be considered, as necessary, through redraft of objective/option/policy and to be considered as part of Appropriate Assessment	Could the policy have likely significant effects on European sites (taking mitigation into account?)
<b>Options</b>					
<u>Option 1</u> – restricted growth	Development will be restricted conversion of existing buildings.	Criteria policies within the Core Strategy would guide further development. Specific policies and proposals for the parish would not exist.	River Wye SAC including River Lugg	Policy criteria should be included within the NDP which reflects this. Further assessments will be undertaken at draft policy stage.	No, this option acknowledges sustainable scale growth within in line with Core Strategy policy. Safeguard policies exist within the plan.
<u>Option 2</u> – A small scale development on the Field opposite the Parish Hall site 8	Small scale new housing developed.	Less certain in comparison to allocating sites and settlement boundary, as to the impact on the European sites as dependant on the location of the development.	River Wye SAC including River Lugg	Policy criteria should be included within the NDP which reflects this. Further assessments will be undertaken at draft policy stage.	No, this option acknowledges sustainable scale growth within defined settlement boundaries in line with Core Strategy policy. Safeguard policies exist within the plan.

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

<p><u>Option 3</u> – Development of 11 homes on the Field opposite the Parish Hall with community benefits site 8</p>	<p>Small scale new housing developed.</p>	<p>Less certain in comparison to allocating sites and settlement boundary, as to the impact on the European sites as dependant on the location of the development.</p>	<p>River Wye SAC including River Lugg</p>	<p>Policy criteria should be included within the NDP which reflects this. Further assessments will be undertaken at draft policy stage.</p>	
<p><u>Option 4</u> - to do nothing</p>	<p>No NDP to determine planning applications.</p>	<p>Criteria policies within the Core Strategy would guide further development. Specific policies and proposals for the parish would not exist.</p>	<p>River Wye SAC including River Lugg</p>	<p>N/A</p>	<p>N/A</p>
<p><u>Option 5</u>-To define a new settlement boundary allowing for some limited new development</p>	<p>Housing development within the defined boundary  Increase in water usage  Increase in traffic</p>	<p>Unlikely that there will be any significant effects on the European Site.</p>	<p>River Wye SAC including River Lugg</p>	<p>Policy criteria should be included within the NDP which reflects this. Further assessments will be undertaken at draft policy stage.</p>	<p>No, this option acknowledges sustainable scale growth within defined settlement boundaries in line with Core Strategy policy. Safeguard policies exist within the plan.</p>
<p><u>Option 6</u>- To allocate specific sites within the new boundary to direct development to preferred locations.</p>	<p>New housing will be developed in settlement boundary. Increase demand in transportation. Increase demand in water abstraction and waste production. New houses developed.  Greater development</p>	<p>Unlikely that there will be any significant effects on the European Site.  Greater degree of certainty over the impact of future development on the European sites, as the location of housing would be pre-determined and not left to market forces.</p>	<p>River Wye SAC including River Lugg</p>	<p>Policy criteria should be included within the NDP which reflects this. Further assessments will be undertaken at draft policy stage.</p>	<p>No, this option acknowledges sustainable scale growth within defined settlement boundaries in line with Core Strategy policy. Safeguard policies exist within the plan.</p>

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

	certainty.				
<u>Option 7-</u> To dispense with a boundary and not identify specific sites but to rely on criteria based policies to control development guided by the comments received on preferred sites.	New housing will be developed in settlement boundary. Increase demand in transportation. Increase demand in water abstraction and waste production	Unlikely that there will be any significant effects on the European Site.  Greater degree of certainty over the impact of future development on the European sites, as the location of housing would be pre-determined and not left to market forces.	River Wye SAC including River Lugg	Additional criteria would be required when formulating the accompanying settlement boundary policy to ensure that no likely significant effects could occur.	No, development in line with the Local Plan (Core Strategy) and the policy safeguards which exist within the Core Strategy should avoid or mitigate any likely significant effects.
<u>Option 8-</u> To create a new settlement boundary and allocate sites within it	New housing will be developed in settlement boundary. Increase demand in transportation. Increase demand in water abstraction and waste production	Unlikely that there will be any significant effects on the European Site.  Greater degree of certainty over the impact of future development on the European sites, as the location of housing would be pre-determined and not left to market forces.	River Wye SAC including River Lugg	Additional criteria would be required when formulating the accompanying settlement boundary policy to ensure that no likely significant effects could occur.	No, development in line with the Local Plan (Core Strategy) and the policy safeguards which exist within the Core Strategy should avoid or mitigate any likely significant effects.
<u>Option 9-</u> To control development through criteria based policies	Housing development  Increase in transport and facility use  Increase in water and sewage waste production and water consumption  Small scale proportionate growth	Less certain in comparison to allocating sites and settlement boundary, as to the impact on the European sites as dependant on the location of the development.	River Wye SAC including River Lugg	Specific environmental issues could be investigated during the site search and be positively addressed within the policy wording.  Policy would need to take account of the proportional growth requirements of the	No, development in line with the Local Plan (Core Strategy) and the policy safeguards which exist within the Core Strategy should avoid or mitigate any likely significant effects.  Policy criteria should be included within the NDP which reflects this.

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

	where the location would be determined by a criteria based policy.			Core Strategy and potential headroom capacity at the local STW.	Further assessments will be undertaken at draft policy stage.
<b>Site options</b>					
<u>Site 1</u> -Bank Cottage, Leysters	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Loss of greenfield land</p> <p>Small increase in traffic and parking demands</p> <p>New housing located on the edge of settlement.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<b>No: the location and scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the form of an open agricultural field.</b>	River Wye (including the River Lugg) SAC	<p><b>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. This site has been identified in direct response to the proportional growth target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements.</b></p> <p><b>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC.</b></p>	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . Impact on the SAC can be determined further on a case by case basis at planning application stage.
<u>Site 2</u> - Raddlebank Grange south 1, Leysters	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Loss of greenfield land</p>	<b>No: the location and scale of development proposed would not give rise to likely significant effects, but note that development may</b>	River Wye (including the River Lugg) SAC	<b>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy</b>	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC. Impact towards the

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

	<p>Small increase in traffic and parking demands</p> <p>New housing located on the edge of settlement.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>result in the loss of foraging space in the form of agricultural field.</p>		<p>wording in the NDP. This site has been identified in direct response to the proportional growth target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements.</p>	<p>River Wye (including the River Lugg) SAC can be further determined on a case by case basis at planning application stage.</p>
<p>Site 3- Raddlebank Grange south 2, Leysters</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Loss of greenfield land</p> <p>Small increase in traffic and parking demands</p> <p>New housing located on the edge of settlement.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>No: the location and scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the form of agricultural field.</p>	<p>River Wye (including the River Lugg) SAC</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. This site has been identified in direct response to the proportional growth target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements.</p> <p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . Impact on the SAC can be determined further on a case by case basis at planning application stage.</p>

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

				Wye SAC.	
<u>Site 4-The Brickyard, Leysters</u>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Loss of greenfield land</p> <p>Small increase in traffic and parking demands</p> <p>New housing located on alongside settlement.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<b>No: the location and scale of development proposed would not give rise to likely significant effects.</b>	River Wye (including the River Lugg) SAC	<p><b>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC.</b></p> <p><b>Specific environmental issues could be investigated during the site search and be positively addressed within the policy wording.</b></p> <p><b>Policy would need to take account of the proportional growth requirements of the Core Strategy and potential headroom capacity at the local STW.</b></p>	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . Impact towards the River Wye (including the River Lugg) SAC can be further determined on a case by case basis at planning application stage.
<u>Site 5-Hillcrest-Leysters</u>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing on brownfield land</p> <p>Demand in broadband and communication</p>	Due to the scale and proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.	River Wye (including the River Lugg) SAC	<p><b>Mitigation measures for flood risk should be taken into consideration.</b></p> <p><b>Policy would need to take account of the proportional growth requirements of the Core Strategy and potential headroom</b></p>	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . Impact towards the River Wye (including the River Lugg) SAC can be further determined on a case by case basis at

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

	<p>services.</p> <p>Light pollution</p>			<p>capacity at the local STW.</p>	<p>planning application stage.</p>
<p><u>Site 6</u>- Land to the rear of Arbour House, Woonton</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Loss of greenfield land</p> <p>Small increase in traffic and parking demands</p> <p>New housing located on the edge of settlement.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>No: the location and scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the form of an open agricultural field.</p>	<p>River Wye (including the River Lugg) SAC</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. This site has been identified in direct response to the proportional growth target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements.</p> <p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . Impact on the SAC can be determined further on a case by case basis at planning application stage.</p>
<p><u>Site 7</u>-Land north of Arbour House, Woonton</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Loss of greenfield land</p> <p>Small increase in traffic</p>	<p>No: the location and scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the</p>	<p>River Wye (including the River Lugg) SAC</p>	<p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the SAC. Re development proposals will need to consider</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC Impact towards the River Wye (including the River Lugg) SAC</p>

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

	<p>and parking demands</p> <p>New housing located on the edge of settlement.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>form of an open agricultural field.</p>		<p>woodland habitat buffers and measures to minimise light pollution.</p>	<p>can be further determined on a case by case basis at planning application stage.</p>
<p>Site 8-Leysters Pole Field, Leysters</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing located on the edge of settlement.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>No: the location and scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the form of an open agricultural field.</p>	<p>River Wye (including the River Lugg) SAC</p>	<p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC. Re development proposals will need to consider woodland habitat buffers and measures to minimise light pollution.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . Impact towards the River Wye (including the River Lugg) SAC can be further determined on a case by case basis at planning application stage.</p>
<p>Site 9-Leysters Garage, Leysters</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Demand in broadband and communication</p>	<p>Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>River Wye (including the River Lugg) SAC</p>	<p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC. Re development proposals will need to consider woodland habitat</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC. Impact towards the River Wye (including the River Lugg) SAC can be further</p>

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

	<p>services.</p> <p>Small scale building conversion.</p> <p>Light pollution</p>			<p>buffers and measures to minimise light pollution.</p>	<p>determined on a case by case basis at planning application stage.</p>
<p><u>Site 10-Redwood Barn</u></p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Small scale building conversion.</p> <p>Light pollution</p>	<p>Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>River Wye (including the River Lugg) SAC</p>	<p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC. Re development proposals will need to consider woodland habitat buffers and measures to minimise light pollution.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . Impact towards the River Wye (including the River Lugg) SAC can be further determined on a case by case basis at planning application stage.</p>
<p><u>Site 11-Hills Farm</u></p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Loss of greenfield land</p> <p>Small increase in traffic and parking demands</p> <p>New housing located on the edge of settlement.</p> <p>Demand in broadband and communication services.</p>	<p>No: the location and scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the form of an open agricultural field.</p>	<p>River Wye (including the River Lugg) SAC</p>	<p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC. Re development proposals will need to consider woodland habitat buffers and measures to minimise light pollution.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . Impact towards the River Wye (including the River Lugg) SAC can be further determined on a case by case basis at planning application stage.</p>

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

	Light pollution				
<u>Site 12</u> -Land at little heath	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Loss of greenfield land</p> <p>Small increase in traffic and parking demands</p> <p>New housing located on the edge of settlement.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>No: the location and scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the form of an open agricultural field.</p>	River Wye (including the River Lugg) SAC	<p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC. Re development proposals will need to consider woodland habitat buffers and measures to minimise light pollution.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . Impact towards the River Wye (including the River Lugg) SAC can be further determined on a case by case basis at planning application stage.</p>
<u>Site 13</u> -Farthing Dingle	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Small scale building conversion.</p> <p>Light pollution</p>	<p>Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	River Wye (including the River Lugg) SAC	<p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC. Re development proposals will need to consider woodland habitat buffers and measures to minimise light pollution.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . Impact towards the River Wye (including the River Lugg) SAC can be further determined on a case by case basis at planning application stage.</p>

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

<p><u>Site 14-Rose Cottage</u></p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Loss of greenfield land</p> <p>Small increase in traffic and parking demands</p> <p>New housing located on the edge of settlement.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>No: the location and scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the form of an open agricultural field.</p>	<p>River Wye (including the River Lugg) SAC</p>	<p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC. Re development proposals will need to consider woodland habitat buffers and measures to minimise light pollution.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . Impact towards the River Wye (including the River Lugg) SAC can be further determined on a case by case basis at planning application stage.</p>
<p><u>Site 15-The Rock</u></p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Loss of greenfield land</p> <p>Small increase in traffic and parking demands</p> <p>New housing located on the edge of settlement.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>No: the location and scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the form of an open agricultural field.</p>	<p>River Wye (including the River Lugg) SAC</p>	<p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC. Re development proposals will need to consider woodland habitat buffers and measures to minimise light pollution.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . Impact towards the River Wye (including the River Lugg) SAC can be further determined on a case by case basis at planning application stage.</p>

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

<p><u>Site 16</u>-Nurton Court</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Loss of greenfield land</p> <p>Small increase in traffic and parking demands</p> <p>New housing located on the edge of settlement.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>No: the location and scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the form of an open agricultural field.</p>	<p>River Wye (including the River Lugg) SAC</p>	<p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC. Re development proposals will need to consider woodland habitat buffers and measures to minimise light pollution.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . Impact towards the River Wye (including the River Lugg) SAC can be further determined on a case by case basis at planning application stage.</p>
<p><u>Site 17</u>- Rear of reservoir, Leysters</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Loss of greenfield land</p> <p>Impact on landscape</p> <p>Small increase in traffic and parking demands</p> <p>New housing located on the edge of settlement.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>No: the location and scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the form of an open agricultural field.</p>	<p>River Wye (including the River Lugg) SAC</p>	<p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC. Re development proposals will need to consider woodland habitat buffers and measures to minimise light pollution.</p>	<p>No. The scale and extent of development on this site is unlikely to River Wye SAC. Impact towards the River Wye (including the River Lugg) SAC can be further determined on a case by case basis at planning application stage.</p>

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

<p><u>Option 1</u> – Restricted growth</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Small scale building conversion.</p> <p>Light pollution</p>	<p>Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>River Wye (including the River Lugg) SAC</p>	<p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC. Re development proposals will need to consider woodland habitat buffers and measures to minimise light pollution.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC</p> <p>Impact towards the River Wye (including the River Lugg) SAC can be further determined on a case by case basis at planning application stage.</p>
<p><u>Option 2</u> – A small scale development on the Field opposite the Parish Hall site 8</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Small scale building conversion.</p> <p>Light pollution</p>	<p>Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>River Wye (including the River Lugg) SAC</p>	<p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC. Re development proposals will need to consider woodland habitat buffers and measures to minimise light pollution.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC.</p> <p>Impact towards the River Wye (including the River Lugg) SAC can be further determined on a case by case basis at planning application stage.</p>
<p><u>Option 3</u> – Development of 11 homes on the Field opposite the Parish Hall with community benefits. Site 8</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Demand in broadband</p>	<p>Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>River Wye (including the River Lugg) SAC</p>	<p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye (including the River Lugg) SAC. Re development proposals</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC .</p> <p>Impact towards the River Wye (including the River Lugg) SAC</p>

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

	and communication services. Small scale building conversion. Light pollution			will need to consider woodland habitat buffers and measures to minimise light pollution.	can be further determined on a case by case basis at planning application stage.
<b>Objectives</b>					
MLO1	Sustainable housing development within Middleton on the Hill and Leysters.  Proportional growth in line with Policy RA2 of the Local Plan (Core Strategy).	If objective is realised then the policies that deliver it could have a positive impact upon European sites.	River Wye (including the River Lugg) SAC	There are additional policies in place within the Core strategy to ensure that schemes are not of a disproportionate scale.	No, the policies involved in delivering this objective would only have positive impacts upon the European sites if they are successfully implemented.
MLO2	Support and safeguard existing community facilities  Proportional growth in line with Policy RA2 of the Local Plan (Core Strategy).	No likely significant effect on the River Wye (including River Lugg) SAC.	River Wye (including the River Lugg) SAC	There are additional policies in place within the Core strategy to ensure that schemes are not of a disproportionate scale.	No, the policies arising from this objective will seek to reduce the carbon footprint which will also help with air quality.
MLO3	Promoting measures to ensure the historic scale and design of the parish.	No likely significant effect on the River Wye (including River Lugg) SAC.	River Wye (including the River Lugg) SAC	N/A	No this objective is unlikely to lead to development itself, and will help to mitigate against any adverse impact
MLO4	Promoting measures to ensure the historic, farmsteads and ecological network of the Parish remains or is enhanced.	If objective is realised then the policies that deliver it could have a positive impact upon European sites.	River Wye (including the River Lugg) SAC	N/A	No, the policies involved in delivering this objective would only have positive impacts upon the European sites if they

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

					are successfully implemented.
MLO5	<p>Ensure appropriate infrastructure to accommodate new development.</p> <p>Promote to improve communications network for broadband and mobile.</p> <p>Promote working from home.</p>	Unlikely to have a likely significant effect on the SACs, due to minimal development and potential reduction of commuter traffic from the village which could decrease air pollution	River Wye (including the River Lugg) SAC	N/A	No, the policies involved in delivering this objective would only have positive impacts upon the European sites if they are successfully implemented.
MLO6	<p>Improve existing infrastructure, encouraging safer places to travel in.</p> <p>Promote measures to slow traffic down through the village and improve highway safety and pedestrian access</p>	No likely significant effect on the River Wye (including River Lugg) SAC.	River Wye (including the River Lugg) SAC	N/A	No as the level of development is likely to only be small scale and should help with the overall aim of reducing traffic and thereby improving air pollution
MLO7	<p>Promotion of employment and local business within the parish.</p> <p>Business development and encourage existing businesses to remain in the parish</p> <p>Supporting home working will reduce traffic and therefore air pollution</p>	There is enough emphasis within the related policies on limiting pollution from business activity/attracting non-polluting activity to avoid adverse impacts on the European sites.	River Wye (including the River Lugg) SAC	N/A	No as the level of development is likely to only be small scale and should help with the overall aim of reducing traffic and thereby improving air pollution
MLO8	Support community facilities	No likely significant effect on the River Wye (including River Lugg) SAC.	River Wye (including the River Lugg) SAC	N/A	No. This objective will not seek to provide development but more to enhance the facilities that are currently in existence.
MLO9	To protect and promote improvement of existing play areas and promote a village	No likely significant effect on the River Wye	River Wye (including	N/A	No. This objective will not seek to provide

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

	green.	(including River Lugg) SAC.	the River Lugg) SAC		development but more to protect the facilities that are currently in existence.
MLO10	This is not a land based objective.	N/A	N/A	N/A	N/A
<b>Policies</b>					
<b>Policy ML1</b>	Encourages sustainable development and communities  Proportional growth in line with Policy RA2 of the Local Plan (Core Strategy).	No likely significant effect on the River Wye (including River Lugg) SAC.	River Wye (including the River Lugg) SAC	N/A	No. The policy would itself not lead to development; instead it relates to criteria for encouraging sustainable development and sustainable communities.
<b>Policy ML2</b>	Proportionate growth on specific sites identified on a proposals map.  Housing development within settlement boundaries  Small increase in vehicle traffic	No likely significant effect on the River Wye (including River Lugg) SAC.	River Wye (including the River Lugg) SAC	This policy will help to mitigate the potential effects of any future development by encouraging sustainable design methods including reducing the carbon footprint of any development and protecting the identity and character of the area.	No. This policy remains within the requirements set out in the Core Strategy RA2 policy and therefore is not over and above the proposed. Although it is acknowledged that there will be an increase in the demand for water abstraction and sewage treatment the Core Strategy has identified that there is sufficient headroom and capacity for the additional houses over

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

					the plan period.
<b>Policy ML3</b>	<p>Promotion of proportionate growth in accordance with RA2 for a minimum of 30 dwellings within the parish. Development will be in a defined settlement boundary area as well as windfall.</p> <p>Housing Development</p> <p>Increased in vehicle traffic</p> <p>Small increase in water abstraction</p>	No likely significant effect on the River Wye (including River Lugg) SAC.	River Wye (including the River Lugg) SAC	<p>This policy will help to mitigate the potential effects of any future development by encouraging sustainable construction methods and protecting the existing landscape.</p> <p>Improved water efficiency measures, metering and addressing leakages in the supply may help to mitigate any additional pressures on the water supply as a result of new development.</p>	No. This policy remains within the requirements set out in the Core Strategy RA2 policy and therefore is not over and above the proposed. Although it is acknowledged that there will be an increase in the demand for water abstraction and sewage treatment the Core Strategy has identified that there is sufficient headroom and capacity for the additional houses over the plan period.
<b>Policy ML4</b>	<p>Small scale proportionate growth on specific sites identified on a proposals map.</p> <p>Allocated housing on 4 sites within Leysters</p>	Due to scale and location of potential schemes it is unlikely to have a significant effect on the River Wye (including River Lugg) SAC.	River Wye (including the River Lugg) SAC	<p>This policy should help to mitigate potential adverse effects of future development on designated areas by ensuring that development happens in sustainable non flood risk locations.</p> <p>Improved water efficiency measures, metering and addressing leakages in the supply may help to mitigate any additional pressures on the water supply as a result of</p>	No. This policy remains within the requirements set out in the Core Strategy RA2 policy and therefore is not over and above the proposed. Although it is acknowledged that there will be an increase in the demand for water abstraction and sewage treatment the Core Strategy has identified that there is sufficient headroom and capacity for the additional houses over

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

				<b>new development.</b>	the plan period.
<b>Policy ML5</b>	<p>Small scale proportionate growth within a defined settlement boundary area.</p> <p>Small increase in vehicular traffic</p> <p>Small increase in water abstraction</p>	Due to scale and location of potential schemes it is unlikely to have a significant effect on the River Wye (including River Lugg) SAC.	River Wye (including the River Lugg) SAC	<p>The measures set out in the Core Strategy policies and also the NDP policies should help to avoid adverse impacts upon the European site.</p> <p><b>Improved water efficiency measures, metering and addressing leakages in the supply may help to mitigate any additional pressures on the water supply as a result of new development.</b></p>	No. This policy remains within the requirements set out in the Core Strategy RA2 policy and therefore is not over and above the proposed. Although it is acknowledged that there will be an increase in the demand for water abstraction and sewage treatment the Core Strategy has identified that there is sufficient headroom and capacity for the additional houses over the plan period.
<b>Policy ML6</b>	Small scale proportionate growth within the countryside in accordance to policy RA3 and RA4.	Due to scale and location of potential schemes it is unlikely to have a significant effect on the River Wye (including River Lugg) SAC.	River Wye (including the River Lugg) SAC	The measures set out in the Core Strategy policies and also the NDP policies should help to avoid adverse impacts upon the European site.	This policy remains within the requirements set out in the Core Strategy RA3 and RA4 policy and therefore is not over and above the proposed.
<b>Policy ML7</b>	<p>Housing extension development</p> <p>Small construction disturbance</p>	No likely significant effect on the River Wye (including River Lugg) SAC.	N/A	The measures set out in the Core Strategy policies and also the NDP policies should help to avoid adverse impacts upon the European site.	No. The scale and extent of house extensions is unlikely to have a significant impact on the SAC .. Mitigation measures are covered in policy LD2 and LD3 of the

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

					Core Strategy and policies within the
<b>Policy ML8</b>	Promotion of high quality design development.  Promotion of sustainable design  Promotion of minimising waste	No likely significant effect on the River Wye (including River Lugg) SAC.	N/A	This policy should help to mitigate the potential impacts of other NDP policies in relation to inappropriate design.	No. This policy will not lead to new development; rather it aims to ensure development is of a high standard and fitting with the existing townscape.
<b>Policy ML9</b>	Promote a range and various types, sizes and tenures of houses	N/A	N/A	N/A	No. This policy will not lead to new development; rather it aims to ensure housing is diverse to meet the parish's identified needs.
<b>Policy ML10</b>	Promotion of affordable housing to meet the needs of people within Middleton on the Hill and Leysters.	N/A	N/A	This policy should help to mitigate the potential impacts of other NDP policies in relation to increased traffic due to reducing the extent to which people need to travel for work.	No. This policy will not lead to new development; rather it specifically aims to promote affordable housing within the group parish to meet the needs of its people.
<b>Policy ML11</b>	Safeguard existing landscape and townscape against inappropriate development.  Protect local habitats and wildlife corridors  Protect special views	N/A.	N/A	This policy should help to mitigate the potential impacts of other NDP policies in relation to impact on historic character of townscape and landscape.	No. This policy will not lead to new development; rather it specifically aims to protect and enhance the existing character of MOTHL. As such this policy could help to provide mitigation against the potential of

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

					other NDP policies.
<b>Policy ML12</b>	Increase in home working  Broadband and communications improvement  Reduced vehicle traffic	No likely significant effect on the River Wye (including River Lugg) SAC.	N/A	This policy should help to mitigate the potential impacts of other NDP policies in relation to increased traffic due to reducing the extent to which people need to travel for work.	No. This policy will also ensure communications infrastructure is strengthened for community use. Faster broadband speeds and better mobile reception may provide work from home opportunities, thereby reducing the need to travel.
<b>Policy ML13</b>	Support renewable energy schemes that are in keeping with MOTHL character and landscape.	No likely significant effect on the River Wye (including River Lugg) SAC.	N/A	The measures set out in other policies within the NDP will mitigate against any potential adverse impact.	No. The scale and extent of potential development is unlikely to have a significant impact on the SAC. There are sufficient policy safeguards within the NDP and Core Strategy to help avoid or mitigate any likely significant effects on the SAC.
<b>Policy ML14</b>	Promotion of traffic calming measures and road safety  Extra car parking provision	No likely significant effect on the River Wye (including River Lugg) SAC.	N/A	This policy should help to mitigate the potential impacts of other NDP policies in relation to increased traffic.	No. This policy plans to reduce speeds within MOTHL and improve safety for pedestrians and cyclists.
<b>Policy ML15</b>	Promotion of traffic calming measures and road safety  Support safe access and	No likely significant effect on the River Wye (including River Lugg) SAC.	N/A	This policy should help to mitigate the potential impacts of other NDP policies in relation to	No. This policy will not lead to development but support road safety, and support connectivity with

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

	off street parking Link footway and cycleway			increased traffic,.	MOTHL.
<b>Policy ML16</b>	Increase in home working Small work premises Small scale business production Retaining existing employment sites Support employment growth and infrastructure development	No likely significant effect on the River Wye (including River Lugg) SAC.	N/A	Good practice construction techniques include noise suppression measures; hours of operation may help to mitigate potential adverse effects during construction.	No. The scale and extent of potential development is unlikely to have a significant impact on the SAC. There are sufficient policy safeguards within the NDP and Core Strategy to help avoid or mitigate any likely significant effects on the SAC.
<b>Policy ML17</b>	Protection of work premises Reduced vehicle traffic Retaining existing employment sites	No likely significant effect on the River Wye (including River Lugg) SAC.	N/A	N/A	No, this policy aims to protect existing employment sites. There are sufficient policy safeguards within the NDP and Core Strategy to help avoid or mitigate any likely significant effects on the River Wye SAC.
<b>Policy ML18</b>	Support development for agricultural and forestry enterprises. Increase of vehicular movement and demand for water abstraction and	No likely significant effect on the River Wye (including River Lugg) SAC.	N/A	Improved water efficiency measures, metering and addressing leakages in the supply may help to mitigate any	No, this policy aims to protect existing employment sites. There are sufficient policy safeguards within the NDP and Core Strategy to help avoid

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

	<p>treatment.</p> <p>Physical damage of disturbance on a localised scale.</p> <p>Non-physical disturbance such as noise.</p>			<p>additional pressures on the water supply as a result of new development.</p>	<p>or mitigate any likely significant effects on the River Wye SAC.</p>
<b>Policy ML19</b>	<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>No likely significant effect on the River Wye (including River Lugg) SAC.</p>	N/A	<p>Improved water efficiency measures, metering and addressing leakages in the supply may help to mitigate any additional pressures on the water supply as a result of new development.</p>	<p>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 SAC. However, sufficient policy safeguards are in place within the Local Plan (Core Strategy) and with the inclusion of additional wording in the NDP policy to avoid or mitigate any likely significant effects on the River Wye.</p>
<b>Policy ML20</b>	<p>Facilities and where possible enhance them.</p> <p>Support and upkeep of existing local community facilities.</p>	<p>No likely significant effect on the River Wye (including River Lugg) SAC.</p>	N/A	n/a	<p>No. This policy will not lead to new development; rather it specifically aims to protect community facilities.</p>

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

<b>Policy ML21</b>	Safeguard of Local Green spaces.  Increase in recreation activities use.  Increase in outdoor activities.	No likely significant effect on the River Wye (including River Lugg) SAC.	N/A	None. This policy acts as a mitigation measure to ensure greenspace is safeguarded against inappropriate development.	No. This policy will not lead to new development; rather it specifically aims to protect and promote open spaces.
--------------------	---	---	-----	---	---

# Appendix 3

---

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

**The Neighbourhood Planning (General) Regulation 2012 (Reg. 32)  
Conservation of Habitats and Species Regulations 2010 (d)**

---

<b>Neighbourhood Area:</b>	Middleton on the Hill & Leysters Neighbourhood Area
<b>Parish Council:</b>	Middleton on the Hill and Leysters Group Parish Council
<b>Neighbourhood Area Designation Date:</b>	01/05/2014

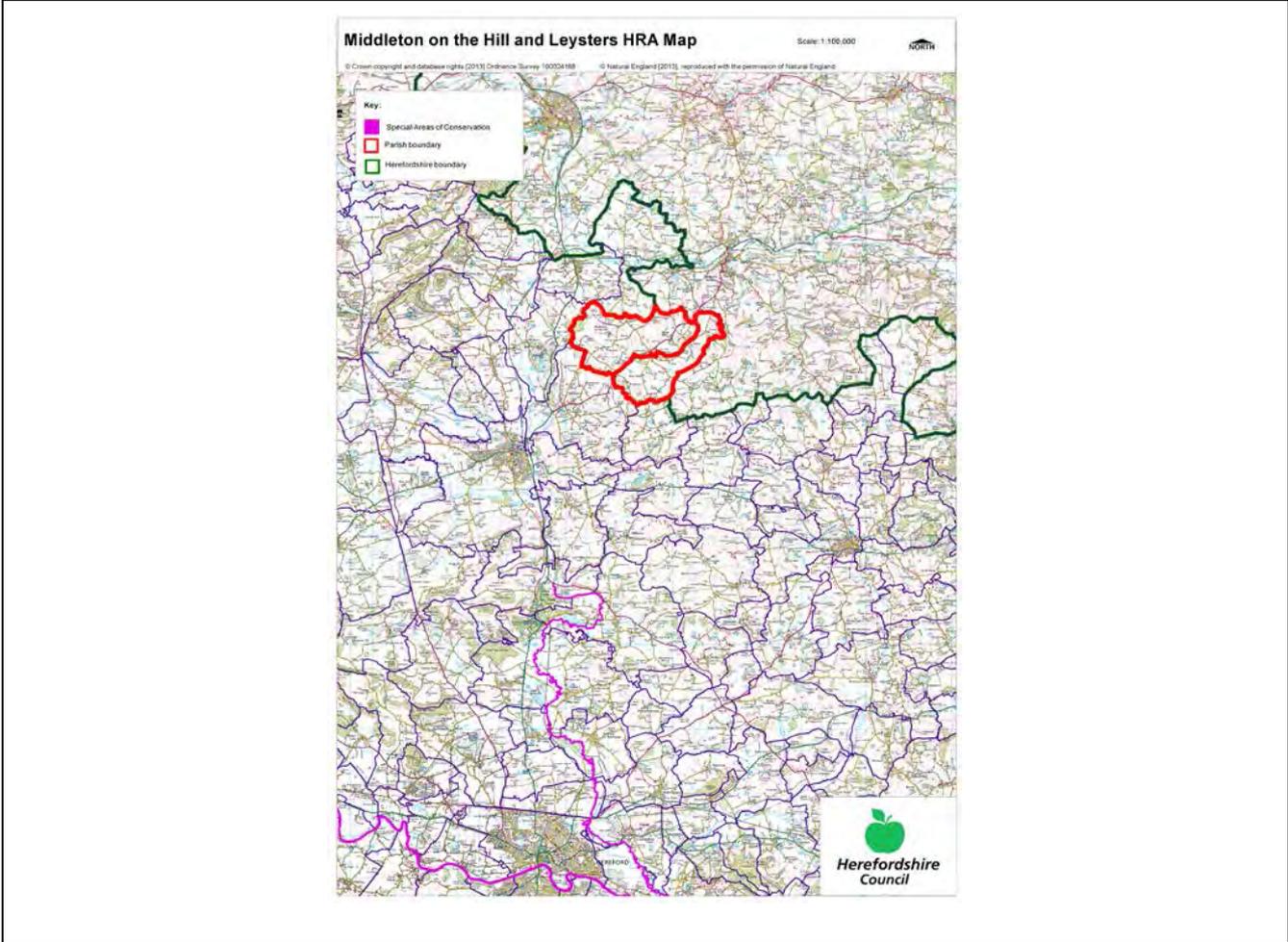
### **Introduction**

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.

**This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part**

**HRA Initial Screening: Map showing relationship of Neighbourhood Area with European Sites  
(not to scale)**



**Initial HRA Screening**

**River Wye (including the River Lugg) SAC:**

Does the Neighbourhood Area have the River Wye (including the River Lugg) in or next to its boundary?	N	The River Wye/Lugg SAC is 9km away from the Group Parish.
Is the Neighbourhood Area in the hydrological catchment of the River Wye (including the River Lugg) SAC?	Y	The Group Parish is partly within the hydrological catchment of the River Lugg
If yes above, does the Neighbourhood Area have mains drainage to deal with foul sewage?	N	There is no mains drainage within the Group Parish.

**Downton Gorge SAC:**

Is the Neighbourhood Area within 10km of Downton Gorge SAC?	N	Downton Gorge is 12km away from the Group Parish.
---	---	---

**River Clun SAC:**

Does the Neighbourhood Area include: Border Group Parish Council or Leintwardine Group Parish Council?	N	River Clun does not border the Group Parish.
--	---	--

**Usk Bat Sites SAC:**

Is the Neighbourhood Area within 10km of the SAC boundary?	N	Usk Bat Sites are 57.4km away from the Group Parish.
--	---	--

**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 42.4km away from the Group Parish.
--	---	--

**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 45.4km away from the Group Parish.
--	---	---

**HRA Conclusion:**

The assessment above highlights that the following European Sites will need to be taken into account in the future Neighbourhood Development Plan for the Middleton on the Hill and Leysters 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 Middleton on the Hill and Leysters 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.

<b>SEA features</b>	<b>Total</b>	<b>Explanation</b>	<b>SEA required</b>
Air Quality Management Areas (AQMA)	0	There are no AQMAs within the Group Parish	N
Ancient Woodland	19	Upton Court Wood (border); Park Wood (border); Nurton Wood; Yells Wood; Long Wood 2 (border); Long Wood 1 (border); Woonton Wood; 1 x unlabelled at Raddle Bank; Hanging Grove; Brook Wood (border); Quarry Wood (border); Princes Grove (border); Birchy Coppice (border); Dunhampton Wood (border); Romers Wood (border); Motlins Hole (border); Pool House Wood (border); Haws Hill (border); Bathurst Coppice (border)	Y
Areas of Archaeological Interest (AAI)	0	There are no AAIs within the Group Parish	N
Areas of Outstanding Natural Beauty (AONB)	0	There are no AONBs within the group Parish	N
Conservation Areas	0	There are no Conservation Areas within the Group Parish	N
European Sites (SAC)	0	There are no SACS within the Group Parish	N
Flood Areas/Zones		There are small Flood Zones in the north of Middleton on the Hill Parish and in the north east of Leysters Parish	Y
Listed Buildings	Numerous	There are numerous Listed Buildings throughout the Group Parish	Y
Local Sites (SWS/SINCS/RIGS)	22 (SWS)	The Brooches and adjacent woodland; Pulpits Fingers; Cadmore Valley Meadows (border); Land adjacent to Upton Brook (border); Woodland near Upton Hill (border); long Wood and Stockton Ride (border); Berrington Park (border); Land near Grove Farm (border); Land at Woonton Court, Woonton; Land near Lever Hill (border); Land near Southley (border); Land near Lower Bach (border); Cheaton, Swingley and Rolls Brooks; Land near Lower Whyle (border); Bach Camp (border); Land near Bach Camp (border); Land near Lower House (border); Starch Field Covert; Sunny Bank Dingle; Land at Poets Stone; Cadmore Brook; Land at Blakes Bridge (border)	Y

Long distance footpaths/trails	0	There are no Long distance footpaths/trails within the Group Parish	N
Mineral Reserves	0	There are no Minerals Reserves sites within the Group Parish	N
National Nature Reserve (NNR)	0	There are no NNRs within the Group Parish	N
Registered & Unregistered Parks and Gardens	1 (Registered) 6 (Unregistered)	Registered: Berrington Hall (border) Unregistered: Eye Manor (border); Pudleston Rectory (border); Hamnish Clifford (border); Pudleston Court (border); Hatfield Court (border); Easton Court (border)	Y
Scheduled Ancient Monuments (SAM)	4	Castle Mound; Earthworks south east of Lower Ashton Farm (border); Bach Camp (border); Dovecote at Stockton Bury (border)	Y
Sites of Special Scientific Interest (SSSI)	3	Berrington Pool (Favourable) (border); River Teme (Unfavourable no Change) (border); Nine Holes Meadows (Unfavourable Recovering) (border)	Y

**Decision Notification:**

The initial screening highlights that the Neighbourhood Development Plan for the Middleton on the Hill and Leysters Neighbourhood Area:

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

**Assessment date: 20/03/2014**

**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.

<b>Downton Gorge</b>
<b>Site Features:</b> <i>Tilio-Acerion</i> forests of slopes, screes and ravines
<b>Vulnerability data:</b> 10km for air quality associated with poultry units or other intensive agricultural practices.
<b>River Clun</b>
<b>Site Features:</b> Freshwater pearl mussel <i>Margaritifera margaritifera</i>
<b>Vulnerability data:</b> Water quality is important to maintain the site feature. Parishes either side of the River Clun will be affected.
<b>River Wye</b>
<b>Site Features:</b> 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>
<b>Vulnerability data:</b> 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." (Source: EA website: <a href="http://www.environmentagency.gov.uk/static/documents/Business/Otters_the_facts.pdf">http://www.environmentagency.gov.uk/static/documents/Business/Otters_the_facts.pdf</a> accessed 09/04/2013)

### Usk Bat Site

**Site Features:** Annex I habitats present as a qualifying feature, but not a primary reason for site selection: European dry heaths, Degraded raised bogs still capable of natural regeneration, Blanket bogs, Calcareous rocky slopes with chasmophytic vegetation, Caves not open to the public, *Tilio-Acerion* forests of slopes, screes and ravines. Annex II species of primary reason for site selection: Lesser horseshoe bat *Rhinolophus hipposideros*, UK population 5%, although it is suggested this is an underestimate.

**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.

### 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: Wye Catchment Map

