

Habitats Regulations Assessment

Addendum Report for:

Burghill Neighbourhood Area

February 2018



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1.0 Introduction

- 1.1 To ensure that the requirements of the Habitats Directive and Regulations are met, it is necessary to consider the proposed alternative sites through the HRA process to the Burghill NDP. Between the two Regulation 16 consultations, draft NDP has not been modified but additional work has been undertaken on the site assessment work which accompanies the NDP. This is in light of concerns raised during the submission consultation in June 2016, regarding the deliverability of the preferred sites within the NDP.
- 1.2 The purpose of this further HRA Addendum Report is to detail the findings of the screening of the 46 alternative sites and consider if they significantly affect the conclusions of the earlier HRA Reports (December 2015 and June 2016).
- 1.3 In total 7 of the 41 sites have been chosen as preferred and allocated within the June 2016 version of the plan. Since then, two sites have been removed from the resubmission version due to planning commitments which have been granted since 2016.

2.0 Screening of alternative sites options to the NDP

- 2.1 As required under Regulation 102 of the Habitats Regulations 2010 a Screening Assessment has been 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 Burghill NDP would be likely to have a significant effect on the catchment of the River Wye SAC.
- 2.2 The findings of the screening matrix can be found in Appendices 1 and 2 of that report.
- 2.3 The screening matrix took the approach of screening each policy, objective and site allocation 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.
- 2.4 None of the Burghill NDP objectives and policies (January 2016 and June 2016) were concluded to be likely to have a significant effect on the European sites. This conclusion is based on assumptions and information contained within the Burghill NDP, the Herefordshire Local Plan (Core Strategy) and the HRA for the Local Plan (Core Strategy).
- 2.5 In many cases this is because the policy itself would not result in development, i.e., it related instead to criteria for 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.
- 2.6 A total of 46 sites were considered within the site assessment report, of which 23 were discounted due to their location being contrary to the Core Strategy. This left a possible 26 sites to be assessed. 7 of these were chosen as the preferred options for inclusion within the plan to meet the level of growth proposed within the Core Strategy.
- 2.6 Dwr Cymru Welsh Water (DCWW) has stated for the Core Strategy that there is sufficient existing permitted headroom in the Eign Sewerage treatment works to continue to treat water for the amount of housing provided for in the Core Strategy policies. The Nutrient Management Plan for the River Wye SAC will ensure that development permits would not be likely to have a significant effect upon the River Wye SAC.
- 2.7 It is unlikely that the Burghill 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 Hereford Housing Market Area in the Herefordshire Core Strategy
- 2.8 Therefore it was concluded that the **Burghill NDP will not have a likely significant effect on the River Wye SAC.**

3.0 Summary of main findings

- 3.1 The resubmission NDP has not changed significantly since the last submission consultation. Two sites have been removed from NDP in Lower Burlton as an alternative site now has planning permission for 50 dwellings in the location. The settlement boundary has been altered in Lower Burlton and Burghill to take account of extant planning permissions granted since the last regulation 16 consultation.
- 3.2 A total of 23 sites were assessed as part of the HRA, all of these were seen as not likely to have a significant effect on the hydrological catchment of the River Wye SAC.
- 3.3 The revised NDP is therefore unlikely to result in significant effects on the European sites, a conclusion of which is based on assumptions and information contained within the Burghill NDP, the Herefordshire Local Plan (Core Strategy) and the HRA for the Local Plan (Core Strategy).

4.0 Conclusion

- 4.1 With reference to section 3 above, there have only been minor amendments made to the plan to reflect extant planning permissions granted since the previous submission consultation. The text and the direct of the plan have not been altered, this additional period has been to consolidate the evidence base with regards to the delivery of the preferred allocated sites.
- 4.2 Therefore the earlier conclusion that the **Burghill NDP will not have a likely significant effect on the River Wye SAC** remains valid.

5.0 Next steps

- 5.1 This further Addendum Report will be published alongside both the resubmission NDP and earlier HRA Reports for consultation. Any changes to the plan that arise from this consultation will be subject to further screening, in order to consider their impact on the protected site.

Appendix 1

Consultation date: 13 July to 24 August 2016

Consultation title: Burghill Parish NDP Regulation 16

N.B. This consultation feedback is only for comments received on the HRA of the Neighbourhood Development Plan

Consultee	Summary of Comments	Response
Heritage England	No comments received regarding the HRA	n/a
Natural England	No comments received regarding the HRA	n/a
Environment Agency	No comments received	n/a
Natural Resources Wales	No comment received	n/a

Appendix 2

Redrafted Policy	HRA Re-Screening Assessment of site options				
	Likely activities (operations) to result as a consequence of the redrafted policy	Likely effect if redrafted policy implemented. Could they have LSE on European Sites?	European Sites potentially affected	Mitigation measures to be considered to avoid any impacts	If recommendations are implemented, would result in no likely significant effect?
Lower Burlton					
Site 2A – Land between Roman Road and St Mary's, Lower Burlton	Approx 717 dwellings Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands New housing on greenfield land Demand in broadband and communication services. Light pollution	No: The River Wye SAC is not within the parish but it is within the hydrological catchment.	River Wye SAC.	There are sufficient safeguards within other policies to avoid any adverse impacts. In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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.	No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the proportional growth target for the settlement.
Site 2B – Lower Burlton, Near A4110	Approx 21 dwellings Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands New housing on greenfield land Demand in broadband and communication services. Light pollution	No: The River Wye SAC is not within the parish but it is within the hydrological catchment; the scale of development proposed would not give rise to likely significant effects.	River Wye SAC.	There are sufficient safeguards within other policies to avoid any adverse impacts. In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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.	No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the proportional growth target for the settlement.
Site 2C – Land north of Roman Road/west of site 2B, Lower Burlton.	Approx 22 dwellings Increase in water usage, abstraction and sewage treatment Small increase in traffic and	No: The River Wye SAC is not within the parish but it is within the hydrological catchment; the scale of development proposed would not give rise to likely significant effects.	River Wye SAC.	There are sufficient safeguards within other policies to avoid any adverse impacts. In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core	No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the proportional growth target for the settlement.

	<p>parking demands</p> <p>New housing on greenfield land</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>			<p>Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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>	
Site 2D – Tillington Road Frontage, Lower Burton	<p>Approx 12 dwellings</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing on greenfield land</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>No: The River Wye SAC is not within the parish but it is within the hydrological catchment; the scale of development proposed would not give rise to likely significant effects.</p>	River Wye SAC.	<p>There are sufficient safeguards within other policies to avoid any adverse impacts.</p> <p>In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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>No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the proportional growth target for the settlement.</p>
Within curtilage of White Roses, A4110	<p>Approx 2 dwellings</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing on greenfield land</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>No: The River Wye SAC is not within the parish but it is within the hydrological catchment; the scale of development proposed would not give rise to likely significant effects.</p>	River Wye SAC.	<p>There are sufficient safeguards within other policies to avoid any adverse impacts.</p> <p>In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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>No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the proportional growth target for the settlement.</p>
Burghill					
Site 1a – Land east of the Copse, Burghill	<p>Approx 96 dwellings</p> <p>Increase in water usage, abstraction and sewage</p>	<p>No: The River Wye SAC is not within the parish but it is within the hydrological catchment.</p>	River Wye SAC.	<p>There are sufficient safeguards within other policies to avoid any adverse impacts.</p> <p>In any event, the 2015 HRA Report</p>	<p>No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the</p>

	treatment Small increase in traffic and parking demands New housing on greenfield land Demand in broadband and communication services. Light pollution			confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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.	proportional growth target for the settlement.
Site 1b – Land north east of Burghill Court, Burghill	Approx 51 dwellings Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands New housing on greenfield land Demand in broadband and communication services. Light pollution	No: The River Wye SAC is not within the parish but it is within the hydrological catchment.	River Wye SAC.	There are sufficient safeguards within other policies to avoid any adverse impacts. In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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.	No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the proportional growth target for the settlement.
Site 1C – land between Haymeadow Farm and Home Farm, Burghill	Approx 123 dwelling Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands New housing on greenfield land Demand in broadband and communication services. Light pollution	No: The River Wye SAC is not within the parish but it is within the hydrological catchment..	River Wye SAC.	There are sufficient safeguards within other policies to avoid any adverse impacts. In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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.	No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the proportional growth target for the settlement.
Site 12 – Garden land to rear of dwellings at Redstone, Burghill	Approx 1 dwelling Increase in water usage, abstraction and sewage	No: The River Wye SAC is not within the parish but it is within the hydrological catchment; the scale of development proposed would not give	River Wye SAC.	There are sufficient safeguards within other policies to avoid any adverse impacts.	No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in

	treatment Small increase in traffic and parking demands New housing on greenfield land Demand in broadband and communication services. Light pollution	rise to likely significant effects.		In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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.	combination with the others, will not exceed the proportional growth target for the settlement.
Site 21 – Land opposite Burghill Golf Club, Burghill	Approx 30 dwellings Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands New housing on greenfield land Demand in broadband and communication services. Light pollution	No: The River Wye SAC is not within the parish but it is within the hydrological catchment; the scale of development proposed would not give rise to likely significant effects.	River Wye SAC.	There are sufficient safeguards within other policies to avoid any adverse impacts. In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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.	No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the proportional growth target for the settlement.
Site 24 – The Birches stables, Credenhill Road, Burghill	Approx 8 dwellings Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands New housing on greenfield land Demand in broadband and communication services. Light pollution	No: The River Wye SAC is not within the parish but it is within the hydrological catchment; the scale of development proposed would not give rise to likely significant effects.	River Wye SAC.	There are sufficient safeguards within other policies to avoid any adverse impacts. In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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.	No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the proportional growth target for the settlement.
Site 33 – Land and buildings at Burghill Grange, Burghill	Approx 1 dwelling Increase in water usage, abstraction and sewage	No: The River Wye SAC is not within the parish but it is within the hydrological catchment; the scale of development proposed would not give	River Wye SAC.	There are sufficient safeguards within other policies to avoid any adverse impacts.	No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in

	treatment Small increase in traffic and parking demands New housing on greenfield land Demand in broadband and communication services. Light pollution	rise to likely significant effects.		In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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.	combination with the others, will not exceed the proportional growth target for the settlement.
Site 34 – Land to west of St Mary's Church, Burghill	Approx 52 dwellings Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands New housing on greenfield land Demand in broadband and communication services. Light pollution	No: The River Wye SAC is not within the parish but it is within the hydrological catchment.	River Wye SAC.	There are sufficient safeguards within other policies to avoid any adverse impacts. In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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.	No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the proportional growth target for the settlement.
Site 35 – Land to east of Bakers Furlong, Burghill	Approx 54 dwellings Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands New housing on greenfield land Demand in broadband and communication services. Light pollution	No: The River Wye SAC is not within the parish but it is within the hydrological catchment.	River Wye SAC.	There are sufficient safeguards within other policies to avoid any adverse impacts. In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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.	No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the proportional growth target for the settlement.
Site 36 – Land to west of Burghill village	Approx 27 dwellings Increase in water usage, abstraction and sewage	No: The River Wye SAC is not within the parish but it is within the hydrological catchment; the scale of development proposed would not give	River Wye SAC.	There are sufficient safeguards within other policies to avoid any adverse impacts.	No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in

	treatment Small increase in traffic and parking demands New housing on greenfield land Demand in broadband and communication services. Light pollution	rise to likely significant effects.		In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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.	combination with the others, will not exceed the proportional growth target for the settlement.
Tillington					
Site 10 – Tillington business Park	Approx 8 dwellings Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands New housing on greenfield land Demand in broadband and communication services. Light pollution	No: The River Wye SAC is not within the parish but it is within the hydrological catchment; the scale of development proposed would not give rise to likely significant effects.	River Wye SAC.	There are sufficient safeguards within other policies to avoid any adverse impacts. In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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.	No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the proportional growth target for the settlement.
Site 13 – Land adjacent to Crowmoor Lane	Approx 19 dwellings Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands New housing on greenfield land Demand in broadband and communication services. Light pollution	No: The River Wye SAC is not within the parish but it is within the hydrological catchment; the scale of development proposed would not give rise to likely significant effects.	River Wye SAC.	There are sufficient safeguards within other policies to avoid any adverse impacts. In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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.	No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the proportional growth target for the settlement.
Site 22 – Land adjacent to	Approx 4 dwelling	No: The River Wye SAC is not within the parish but it is within the	River Wye SAC.	There are sufficient safeguards within other policies to avoid any adverse	No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can

the Bell Inn, Tillington	Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands New housing on greenfield land Demand in broadband and communication services. Light pollution	hydrological catchment; the scale of development proposed would not give rise to likely significant effects.		impacts. In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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.	mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the proportional growth target for the settlement.
Site 25 – Cherry Orchard, Tillington	Approx 6 dwellings Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands New housing on greenfield land Demand in broadband and communication services. Light pollution	No: The River Wye SAC is not within the parish but it is within the hydrological catchment; the scale of development proposed would not give rise to likely significant effects.	River Wye SAC.	There are sufficient safeguards within other policies to avoid any adverse impacts. In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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.	No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the proportional growth target for the settlement.
Site 29 – Land south west of Tillington Road between Bell and Round Oak View, Tillington	Approx 6 dwellings Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands New housing on greenfield land Demand in broadband and communication services. Light pollution	No: The River Wye SAC is not within the parish but it is within the hydrological catchment; the scale of development proposed would not give rise to likely significant effects.	River Wye SAC.	There are sufficient safeguards within other policies to avoid any adverse impacts. In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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.	No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the proportional growth target for the settlement.
Site 39 – Land south east of Cherry Orchard Cottages,	Approx 2 dwellings	No: The River Wye SAC is not within the parish but it is within the	River Wye SAC.	There are sufficient safeguards within other policies to avoid any adverse	No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can

Tillington	Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands New housing on greenfield land Demand in broadband and communication services. Light pollution	hydrological catchment; the scale of development proposed would not give rise to likely significant effects.		impacts. In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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.	mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the proportional growth target for the settlement.
Site 40 – Land west of Cherry Orchard Cottages, Tillington	Approx 1 dwelling Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands New housing on greenfield land Demand in broadband and communication services. Light pollution	No: The River Wye SAC is not within the parish but it is within the hydrological catchment; the scale of development proposed would not give rise to likely significant effects.	River Wye SAC.	There are sufficient safeguards within other policies to avoid any adverse impacts. In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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.	No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the proportional growth target for the settlement.
Site 41 – Land west of Bell Inn, Tillington	Approx 12 dwellings Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands New housing on greenfield land Demand in broadband and communication services. Light pollution	No: The River Wye SAC is not within the parish but it is within the hydrological catchment; the scale of development proposed would not give rise to likely significant effects.	River Wye SAC.	There are sufficient safeguards within other policies to avoid any adverse impacts. In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. 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.	No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the proportional growth target for the settlement.