

Habitats Regulations Assessment

Final Report for:

Peterstow Neighbourhood Area

October 2018



Peterstow Neighbourhood Plan HRA

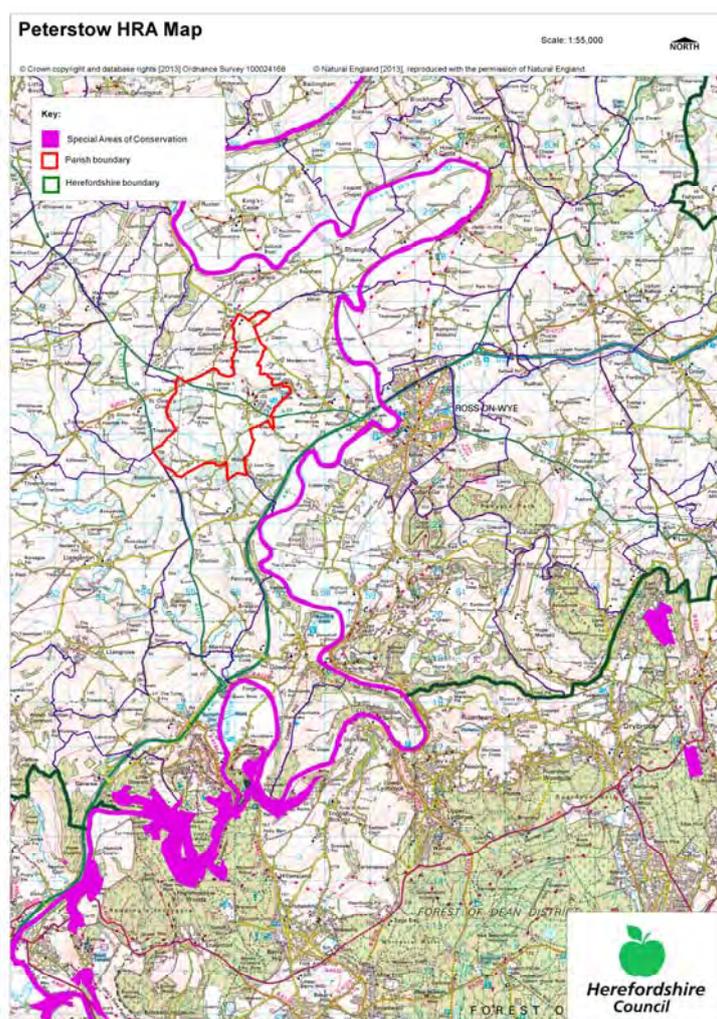
HRA Screening Assessment

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1 Introduction

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



2 The requirement to undertake Habitats Regulations Assessment of neighbourhood plans

- 2.1 The requirement to undertake HRA of development plans was confirmed by the amendments to the “Habitats Regulations” published for England and Wales in July 2007 and updated in 2013. Therefore, when preparing its NDP, Peterstow Parish Council is required by law to carry out an assessment known as “Habitats Regulations Assessment”. It is also a requirement in Regulation 32 schedule 2 of the Neighbourhood Planning Regulations 2012.
- 2.2 Article 6(3) of the EU Habitats Directive provides that:
Any plan or project not directly connected with or necessary to the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.
- 2.3 HRA is an impact-led assessment and refers to the assessment of the potential effects of a neighbourhood plan on one or more European sites, including Special Protection Areas (SPAs) and Special Areas of Conservation (SACs):
- **SPAs** are classified under the European Council Directive ‘on the conservation of wild birds’ (79/409/EEC; ‘Birds Directive’) for the protection of **wild birds and their habitats** (including particularly rare and vulnerable species listed in Annex 1 of the Birds Directive, and migratory species).
 - **SACs** are designated under the Habitats Directive and target **particular habitats** (Annex 1) and/or species (Annex II) identified as being of European importance.
- 2.4 For ease of reference during HRA, general practice has been that these three designations are collectively referred to as either **Natura 2000** or **European sites**. This means that a Screening Assessment is carried out with regard to the Conservation Objectives of the European Sites and with reference to other plans or projects to identify if any significant effect is likely for any European Site.
- 2.5 Herefordshire Council is aware of the recent judgement (People over Wind, Peter Sweetman vs Coillte). The Court of Justice of the European Union (CJEU) ruled that Article 6(3) of the Habitats Directive must be interpreted as meaning that mitigation measures should be assessed within the framework of an appropriate assessment and that it is not permissible to take account of measures intended to avoid or reduce the harmful effects of the plan on a European site at the screening stage. The initial screening undertaken in October 2013 and concluded that a full HRA would be required. Mitigation was not taken into account at this stage.
- 2.6 The purpose of this final HRA Report is to detail the findings of the screening of proposed changes to policies and consider if they significantly affect the conclusions of the earlier HRA Report (November 2017 and March 2018) and reviewed in terms of the implications of *Sweetman*.

3 Methodology

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

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

- 4.1 The initial Screening report (18th October 2013) found that the River Wye (including the River Lugg) SAC is located outside the eastern side of the parish around 1km away, the parish falls within the hydrological catchment of the River Wye. The Wye Valley and Forest of Dean bat sites SAC is 9.5km away and the Wye Valley Woodlands is 8.8km away from the parish. Figure 2 below highlights the location of River Wye SAC, Wye Valley Woodlands and Wye Valley and Forest of Dean Bat sites SAC in relation to the neighbourhood area.



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

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

- 4.3 The issues associated with maintaining the sites integrity include water levels and flow, water quality, eutrophication (nitrogen enrichment), sedimentation, disturbance and species maintenance.
- 4.4 The River Wye SAC can be sensitive to changes in water quantity and quality. As outlined within the Habitat Regulation Assessment to the Herefordshire Core Strategy, the water supply in this area comes from Dwr Cymru Welsh Water (DCWW) and no likely significant effects on European sites as a result of changes in water quality are expected in relation to the proportional growth outlined with the Herefordshire Core Strategy.
- 4.5 In relation to water quality, Policy SD4 of the Herefordshire Core Strategy indicates that any development should not undermine the achievement of water quality targets within the county's rivers. This should ensure that developments within the area can be accommodated within existing water discharge permits would not be likely to have a significant effect upon the River Wye SAC. This position is confirmed within the HRA of the Core Strategy in April 2015.
- 4.6 The addition of the Nutrient Management Plan for the River Wye SAC will support this policy. DCWW states there are no public sewers or waste water treatment works within the neighbourhood area. Therefore new development will need to adhere to the provisions of Policy SD4 of the Core Strategy. DCWW here suggested there should be no problem in providing a supply of clean water to the allocated sites in Peterstow, though some level of off-site mains may be required in order to connect the sites to the existing water supply.
- 4.7 For full details of the River Wye's attributes which contribute to and define their integrity and vulnerable data see Appendix 1 of the Peterstow Initial Screening Report. The Initial Screening Report, October 2013, can be found in Appendix 1 of this HRA report.
- 4.8 This information made it possible to identify the features of each site which determine site integrity, as well as the specific sensitivities of each site, therefore enabling later analysis of how the potential impacts of the Peterstow Neighbourhood Plan may affect site integrity.
- 4.9 The initial screening assessment indicated that a full screening assessment is required to assess the likelihood of significant effects on the River Wye (including the River Lugg) SAC of the policies within the Peterstow NDP.

Wye Valley and Forest of Dean Bat Sites SAC and Wye Valley Woodlands

- 4.10 The Greater Horseshoe Bat and Lesser Horseshoe bat feature within the Wye Valley and Forest of Dean Bat Sites. The Greater Horseshoe Bat are known to migrate between 20-30km between their summer and winter roosts whereas the Lesser Horseshoe migrate 5km and 10km between their summer and winter roosts. The Lesser Horseshoe Bat is vulnerable to disturbance, noise and vibration, light pollution and habitat loss. NDPs sites within 10 km of the Wye Valley and Forest of Dean Bat Sites will need to consider development impact to these species and their habitats. NDPs closest to the Wye Valley Woodlands 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.

- 4.11 The issues associated with maintaining the sites integrity include impact of development result in changes in landscape and townscape. As outlined within the Habitat Regulation Assessment to the Herefordshire Core Strategy, impact on European sites is dependent on scale and proximity to the European sites.
- 4.12 In relation to impact on biodiversity and important species, Policy LD2 of the Herefordshire Core Strategy indicates that any development should conserve, restore and enhance biodiversity and geodiversity assets of Herefordshire. Development within close proximity to internationally and local designated sites will need to incorporate sympathetic design components to enhance their nature conservation interests.
- 4.13 For full details of the Wye Valley and Forest of Dean Bat Sites attributes and Wye Valley Woodlands which contribute to and define their integrity and vulnerable data see Appendix 1 of the Peterstow Initial Screening Report. The Initial Screening Report, August 2013, can be found in Appendix 1 of this HRA report.
- 4.14 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 Peterstow Neighbourhood Plan may affect site integrity.
- 4.15 The initial screening assessment indicated that a full screening assessment is required to assessment the likelihood of significant effects on the Wye Valley and Forest of Dean Bat Sites of the policies within the Peterstow NDP. For full details of the Wye Valley & Forest of Dean Bat Sites SAC attributes which contribute to and define their integrity and vulnerable data see Appendix 1 of the Peterstow Plan Initial Screening Report. The Initial Screening Report, October 2013, can be found in Appendix 4 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 Peterstow Plan Neighbourhood Plan may affect site integrity.
- 4.16 The initial options for the NDP were assessed to determine their environmental impact that could affect the Wye Valley & Forest of Dean Bat Sites SAC. Overall the majority of the options proposing any growth appear to depend on location and scale in relation to environmental impact.
- 4.17 As the Peterstow Plan progresses from options onto their NDP policies, the Plan will need to identify ways in which the Peterstow NDP effect on the Wye Valley & Forest of Dean Bat Sites SAC could be achieved, alongside taking forward the preferred options from the consultation from the community. If a majority of these options are taken forward either as standalone policies or in combination with other policies then the mitigation from these options will help to counter balance the effect of all new development within the Parish. A list of the options and site options assessed can be found in Appendix 1, and the Assessment matrix for the options can be found Appendix 2.

5 Description of the Peterstow Neighbourhood Development Plan

- 5.1 The submission Peterstow NDP presents detailed policies for development in the Neighbourhood Area, which is equivalent to the group parish boundary, up to 2031. The Plan begins by introducing its preparation and highlighting its issues.
- 5.2 The NDP then details the vision for the Group Parish over the Plan period; "Our community will be a place where people can enjoy living and working in a rural setting. The predominantly quiet, small scale nature of our parish will be preserved whilst accommodating the growth and development needed to meet the needs of the community and promote a sustainable and thriving community life."

There are six objectives of how this will be achieved. The objectives cover the following topics:

- Local environment
- New housing.
- Infrastructure and roads
- Community facilities
- Energy
- Economic development and Employment

- 5.3 The initial options for the NDP (refer to appendix 2) were assessed to determine their environmental impact that could affect the River Wye SAC, Wye Valley Woodlands and Wye Valley Forest of Dean Bat sites SAC. Of the ten general options put forward the 'no NDP / do nothing' option was not considered viable for the Parish. All of which indicated towards growth however all the options would be seeking to provide proportional growth in line with the Core strategy and are therefore unlikely to have a significant impact on the SAC. The options considered are listed below.

Option 1- To do nothing
Option 2- To do a criteria based policy.
Option 3 - To allocate sites in the plan.
Option 4- Criteria policy and settlement boundary.
Option 5- Criteria policy/settlement boundary/allocate sites.
Option 6 – accommodating the level of housing growth required to meet Herefordshire Local Plan Core Strategy through small sites available within Peterstow village and at Winter's Cross;
Option 7 – accommodating the level of housing growth required to meet Herefordshire Local Plan Core Strategy through small sites available only within Peterstow village;
Option 8 – accommodating the level of housing growth required to meet Herefordshire Local Plan Core Strategy through development of a large site at Peterstow village;
Option 9 – accommodating the level of housing growth required to meet Herefordshire Local Plan Core Strategy through development of several medium sized sites at Peterstow village;
Option 10- exceeding the level of growth required by Herefordshire Local Plan Core Strategy through a development involving a combination of a large site and some small and medium sites.

- 5.4 As Peterstow Neighbourhood Plan progressed from options to draft NDP policies, the Plan needed to identify ways in which the Peterstow effect on the River Wye SAC , Wye Valley Woodlands and Wye Valley and forest of Dean bat sites SAC could be achieved, alongside taking forward the preferred option from the consultation from the community. A list of the options assessed can be found in previous HRA assessments, and the Assessment matrix for the options can be found in appendix 2.
- 1.5. Peterstow considered 20 site options in order to demonstrate potential to deliver proportionate growth within Peterstow. The options are listed below. Option 5 is the preferred option as it provides the most certainty for future development. This option allocates sites and a settlement boundary, as well as using a criteria based policy to define areas for development. This option has an overall positive impact on the baseline objectives and help set out criteria for potential development, allocate sites within the settlement boundary in Peterstow and definition of a settlement boundary.
- 5.6 The 20 site options considered as a potential housing site. Of the 20 sites 10 sites were deemed of having a potential significant impact, due to scale, size and location of the proposed scheme. Options 5,9,11, 12a, 13a and 13b have the potential to be the most negative impact, due to both the large scale and inappropriate locations proposed.
- 5.7 Site Options that are most favourable for development are 14, 10, 12b/c, 4b, 4a, 3a, 3b, 1 and 7. This is due to suitable locations and size of the potential development that is close to the defined settlement of Peterstow. The three sites that have finally been selected 14, 12a/12b=Land at Peterstow Shop, land at Highgrove, hightown 0.2ha and land amounting to 0.25ha hightown green. The selected sites have been rescreened in appendix 3. None have been found to have a significant effect on the SACs.

- 5.8 The NDP also sets out 17 policies on various topics based on the objective headings above and also for group parish, these include:

PTS1-Promoting sustainable development
PTS2- Conserving the landscape and scenic beauty of the parish
PTS3- Enhancement of the natural environment
PTS4- Promoting Heritage Assets
PTS5- Development within Peterstow Conservation Area
PTS6- Foul and storm water drainage
PTS7- Protection of Peterstow Common as Local Green Space
PTS8- Design and Appearance
PTS9- Sustainable Design
PTS10- Traffic measures within the parish Deleted at examination
PTS11- Highway Design Requirements
PTS12- Housing development in Peterstow Village
PTS13- Housing sites in Peterstow village
PTS14- Protection and enhancement of community facilities and services
PTS15- Contributions to Community facilities
PTS16- Small and Home based business
PTS17- Polytunnel proposals
PTS18- Renewable and low carbon energy

6.0 Assessments undertaken to date of the emerging Peterstow NDP policies

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

Screening of the draft plan (Reg14)

- 6.3 The screening matrix took the approach of screening each policy and objective individually, which is consistent with current guidance. The results from the HRA reports for the Herefordshire Local Plan (Core Strategy) were also taken into consideration.
- 6.4 None of the Peterstow NDP objectives and policies (Nov 17) were concluded to be likely to have a significant effect on the European sites. The parish itself does not have the River Wye SAC in the parish, however it is 1km away from the parish. The settlement of Peterstow and site allocations are not in close proximity to the river and unlikely to have a direct significant impact on the SAC. Policy PTS6 and Core Strategy policy SD3 and SD4 together with the Nutrient Management Plan will ensure that development can only occur if these policy requirements are met.
- 6.5 In many cases this is because the policies themselves would not result in development, i.e. they related instead to criteria for development and the SAC itself is not within the parish. In several cases the policies also included measures to help support the natural environment including biodiversity.

- 6.6 It is unlikely that the Peterstow 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 Ross on Wye Market Area in the Herefordshire Core Strategy.
- 6.7 Therefore it was concluded that the Reg14 Peterstow NDP would not have a likely significant effect on the River Wye (including the River Lugg) SAC, Wye Valley Woodlands and Wye Valley and Forest of Dean Bat sites SAC.

Screening of modifications to NDP (Reg16)

- 6.8 The Submission NDP (March 2018) incorporates additional policy criteria or wording to add clarity and emphasis throughout the document. Policy PTS14 which was amended and identified community areas to protect. Policy PTS6 reference to the sewerage network capacity within the village and the potential to phase development. This will give criteria for future applications to meet to support policy SD4 and ensure that the delivery of the Nutrient Management Plan is not compromised.
- 6.9 Modifications made to 3 other policies of the plan are considered to be minor and would not have a significant effect on the results previously assessed. These were points of clarity and minor word changes.
- 6.10 The revised Reg16 Peterstow NDP would not have a likely significant effect on the River Wye (including the River Lugg) SAC, Wye Valley Woodlands and Wye Valley and Forest of Dean Bat sites SAC.

7 Assessment of the 'likely significant effects' of the submission Peterstow NDP following examination (October 2018) and implications of *Sweetman* case

- 7.1 The final NDP incorporates the modifications that the examiner has recommended within the examiner's report. These changes are to ensure that the plan meets the Basic Conditions.
- 7.2 No new policies have been added following the examination, this has not added any new information that but has amalgamated a number of criteria deleted from other policies. Policy PTS10 has been deleted as it was not considered a land use policy. Most of the amendments have involved wording changes for clarity rather than emphasis or direction. However there have been some minor word changes to the policies. The main changes have occurred to policies PTS5, PTS12 and PTS17. These have been rescreened and results have found that none of these policies require an appropriate assessment. The changes have clarified and enhance these polices, helping them appropriately align with strategic policy.
- 7.3 In light of the *Sweetman* case all policies have been reviewed to ensure compliance with the ruling at examination. The finding can be found in appendix 6.
- 7.4 The findings of the screening matrix can be found in the Screening Matrix in the appendix. Colour coding was used to record the likely impacts of the policies on the European site and its qualifying habitats and species as shown in the table 1 below.

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

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

8 Conclusions from the Screening Matrix

- 8.1 None of the final Peterstow Neighbourhood Plan (October 2018) policies were concluded to be likely to have a significant effect on the River Wye SAC, Wye Valley and Forest of Dean Bat Sites and Wye Valley Woodlands SAC.
- 8.2 This is partly down to scale and extent of plan also the Peterstow Plan small scale site allocations. For the policies contained in the plan there is sufficient policy criteria in Core Strategy policies LD2, SD3 and SD4 to ensure that development can only occur if these criteria are met.
- 8.3 Commitments and completions from April 2011-April 2018 is 22, leaving a residual figure of 5 to find within the parish of Peterstow. The plan allocates settlement boundaries for development within Peterstow. The three sites for development of up to 13 dwellings, along with development from 5 commitments, 6 completions and windfall to meet and now exceed the housing target of 27 from 2011 to 2031.
- 8.4 There are three allocated sites for development, just a highlighted development strategy of contiguous growth. Due to the location of these areas, i.e. not directly on the river banks or adjacent to a watercourse that feeds into the River, and due to the scale of the sites for homes and businesses being of a small scale and is at the scale of growth that is required by the Herefordshire Core Strategy, these would not have an appreciable effect on the River Wye SAC, i.e. that they were not likely to be significant.
- 8.5 Dwr Cymru Welsh Water (DCWW) has commented that Peterstow does not have mains sewage treatment and new development will have to have independent works. Any new development will need to adhere to the provisions of Policy SD4 of the Core Strategy. DCWW here suggested there should be no problem in providing a supply of clean water to the allocated sites in Peterstow, though some level of off-site mains may be required in order to connect the sites to the existing water supply.
- 8.6 In addition, the Nutrient Management Plan for the River Wye SAC should ensure that development within Herefordshire which can be accommodated within existing water discharge permits would not be likely to have a significant effect upon the River Wye SAC.
- 8.7 No mitigation measures have been included within the screening of the policies of the NDP. Policies of the Core Strategy and the NDP will form part of the development plans. A key requirement of the Core Strategy is to meet the Water Framework Directive.
- 8.8 Policy SD4 of the Core Strategy of the NDP indicate that development would not be permitted if wastewater treatment and water quality cannot be assured.
- 8.9 Policy LD2 of the Core Strategy indicates that any development should conserve, restore and enhance biodiversity and geodiversity assets of Herefordshire. Development within close proximity to internationally and local designated sites will need to incorporate sympathetic design components to enhance their nature conservation interests. Peterstow NDP allocates sites, however the location and scale of the sites have been screened and seen to have an unlikely significant effect on the Wye Valley and Forest of Dean SAC along with the Wye Valley Woodlands SAC. Therefore an AA is not required as the plan is criteria based consisting of mostly protective policies it is determined unlikely to have a significant impact on the SACs. The sites likely impact on the SACs can be determined further at planning application stage when further details of the proposed housing schemes are known.
- 8.10 This review and rescreening in addition to the revisions to the policies from the examination, have been found to be unlikely to result in significant effects on the River Wye SAC. ***It is therefore concluded that the Peterstow Neighbourhood Plan will not have a likely significant effect on the River Wye SAC, Wye Valley Woodland SAC and Wye Valley and Forest of Dean Bat site SACs.***

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

- 9.1 There are a number of potentially relevant plans and projects which may result in in-combination effects with the Core Strategy across Herefordshire, these plans have been reviewed and can be found in Appendix 2 of the publication of the Herefordshire Local Plan Core Strategy Habitats Regulations Assessment (Oct 2015).
- 9.2 It is seen that as this NDP does not go over and beyond the requirements set out in the Core Strategy.
- 9.3 Adjacent neighbourhood plans include Bridstow, Llangarron, Ballingham, Bolstone and Hentland Group are in the process of producing a neighbourhood plan. These plans have not gone over and beyond the requirements set out within the Core Strategy for their area. Sellack and Marstow are not doing a NDP.
- 9.4 The HRA for the Core Strategy also identifies that both the Water Cycle Study for Herefordshire, which indicates the potential for planned water abstraction requirements combined with pressures on European Sites from the Core Strategy policies, and the work on the Nutrient Management Plan, to ensure the favourable conservation status of the SAC in respect of phosphate levels as soon as possible and at the latest by 2027, have both been considered as part of the in-combination assessment.
- 9.5 It is unlikely that the Peterstow Neighbourhood Plan will have any in-combination effects with any plans from neighbouring parish councils as the level of growth proposed is the same as that proposed for the Ross on Wye Housing Market Area in the Herefordshire Core Strategy.

10.0 Conclusion

- 10.1 With reference to sections 6 to 9 above, the modifications to the NDP are not considered to affect the findings of the previous HRA report. Equally the reviews in light of the Sweetman case are also not considered to affect the previous findings.
- 10.2 Therefore the earlier conclusions that the **final Peterstow NDP will not have a likely significant effect on the River Wye SAC, Wye Valley Woodlands and Wye Valley and forest of Dean Bat sites SAC** remains valid.

11.0 Next steps

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

Appendix 1

**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)

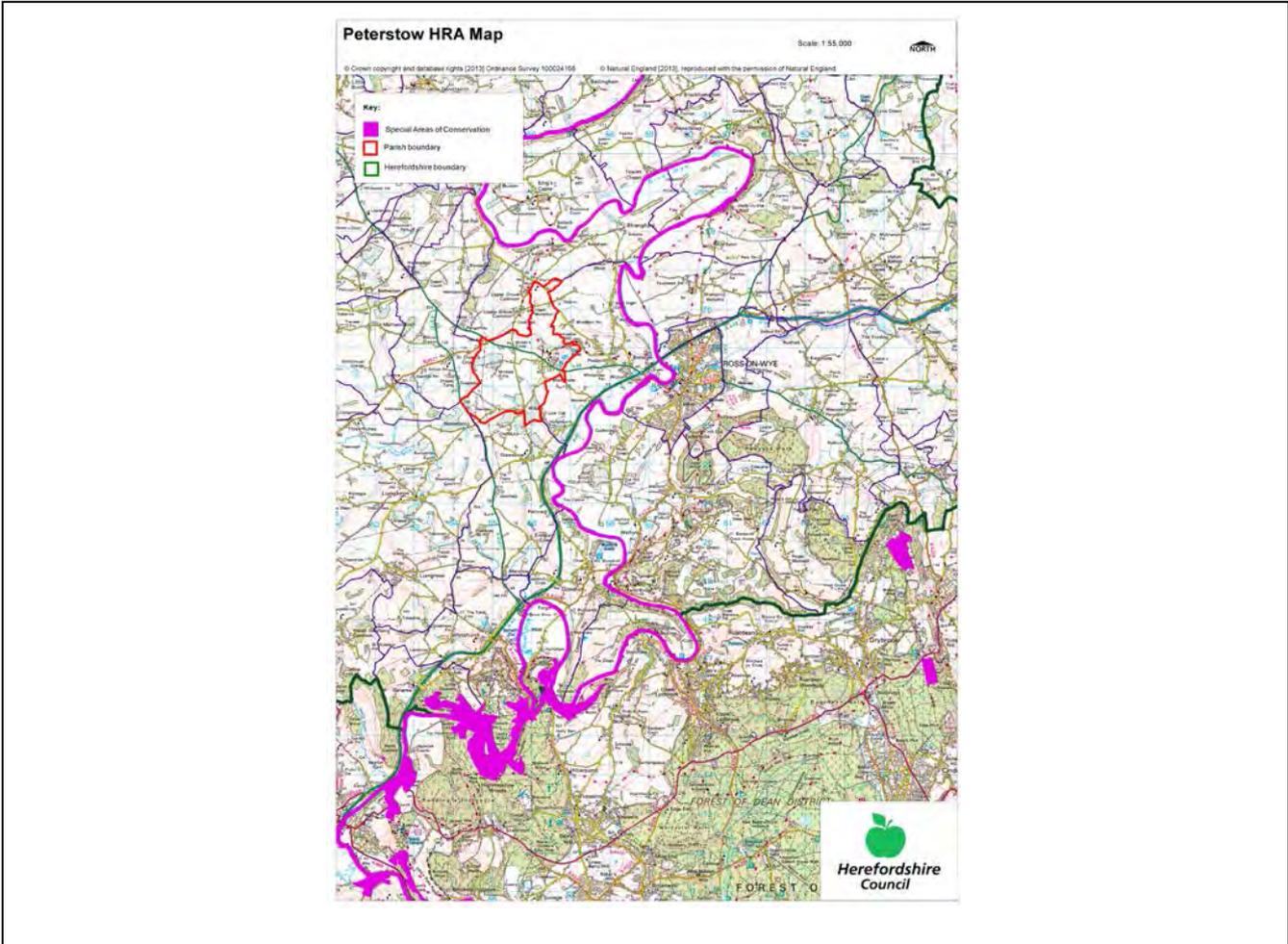
Neighbourhood Area:	Peterstow Neighbourhood Area
Parish Council:	Peterstow Parish Council
Neighbourhood Area Designation Date:	22/11/13

Introduction

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

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

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



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 SAC is 1km away from the Parish
Is the Neighbourhood Area in the hydrological catchment of the River Wye (including the River Lugg) SAC?	Y	The Parish is within the hydrological catchment of the River Wye
If yes above, does the Neighbourhood Area have mains drainage to deal with foul sewage?	N	There is no mains drainage in Peterstow

Downton Gorge SAC:

Is the Neighbourhood Area within 10km of Downton Gorge SAC?	N	Downton Gorge is 48.1km away from the Parish
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River Clun SAC:

Does the Neighbourhood Area include: Border Group Parish Council or Leintwardine Group Parish Council?	N	River Clun does not border the Parish
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Usk Bat Sites SAC:

Is the Neighbourhood Area within 10km of the SAC boundary?	N	Usk Bat Sites are 36.3km away from the Parish
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Wye Valley & Forest of Dean Bat Sites SAC:

Is the Neighbourhood Area within 10km of any of the individual sites that make up the Wye Valley & Forest of Dean Bat Sites?	Y	The Parish is 9.5km away from Wye Valley and Forest of Dean Bat Sites
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Wye Valley Woodlands SAC:

Is the Neighbourhood Area within 10km of any of the individual sites that make up the Wye Valley Woodlands Site?	Y	The Parish is 8.8km away from the Wye Valley Woodlands
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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 Peterstow 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

Wye Valley & Forest of Dean Bat Sites SAC

Wye Valley Woodlands 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 Peterstow Neighbourhood Area and would need to be taken into account within a Strategic Environmental Assessment. In addition, the NDP will also need to consider the other SEA topics set out in Guidance Note 9a to ensure that the plan does not cause adverse impacts.

SEA features	Total	Explanation	SEA required
Air Quality Management Areas	0	There are no AQMAs within the Parish	N
Ancient Woodland	4	Lower Heath Wood (border); Pengethley Grove (border); Riggs Wood (border); Tuft Wood (border)	Y
Areas of Archaeological Interest	0	There are no AAls within the Parish	N
Areas of Outstanding Natural Beauty	1	Wye Valley AONB follows the A49 to Winters Cross crossroads then goes south following the road to Wilson	Y
Conservation Areas	1	Peterstow village	Y
European Sites	0	There are no SACs within the Parish	N
Flood Areas		There is a small area by the Cider Farm to the north of Peterstow village	Y
Listed Buildings	Numerous	There are numerous Listed Buildings throughout the Parish	Y
Local Sites (SWS/SINCS/RIGS)	11 (SWS)	Field near Wellsbrook Farm; Wilson Farm Ponds; Upper & Lower Heath Farms (border); Pengethley Grove (border); Riggs Wood (border); Castlemeadow Wood (border); Wells Brook; Marsh near Bridstow (border); Marsh near Bridstow Church (border); River Wye (border); The Moors (border)	Y
Long distance footpaths/trails	1	Herefordshire Trail	Y
Mineral Reserves	0	There are no Mineral Reserves sites within the Parish	N
National Nature Reserve	0	There are no NNRs within the Parish	N
Registered & Unregistered parks and gardens	4 Unregistered	Moraston House (border); Caradoc Court (border); Pengethley Park (border); Ashe Ingen Court (border)	Y
Scheduled Ancient Monuments	0	There are no SAMs within the Parish	N
Sites of Special Scientific Interest	1	River Wye (Unfavourable Recovering) (border)	Y

Decision Notification:

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

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

Assessment date: 18/10/2013

Assessed by: James Latham

Appendix 1: European Sites

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

Downton Gorge
Site Features: <i>Tilio-Acerion</i> forests of slopes, screes and ravines
Vulnerability data: 10km for air quality associated with poultry units or other intensive agricultural practices.
River Clun
Site Features: Freshwater pearl mussel <i>Margaritifera margaritifera</i>
Vulnerability data: Water quality is important to maintain the site feature. Parishes either side of the River Clun will be affected.
River Wye
Site Features: Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation. Transition mires and quaking bogs. White-clawed (or Atlantic Stream) crayfish <i>Austropotamobius pallipes</i> . Sea lamprey <i>Petromyzon marinus</i> . Brook lamprey <i>Lampetra planeri</i> . River lamprey <i>Lampetra fluviatilis</i> . Twaite shad <i>Alosa fallax</i> . Atlantic salmon <i>Salmo salar</i> . Bullhead <i>Cottus gobio</i> . Otter <i>Lutra lutra</i> . Allis shad <i>Alosa alosa</i>
Vulnerability data: Proximity: Developments should not be within 100m of the designated bank. Some developments beyond 100m may also have impacts based on proximity and these issues should be addressed where possible when developing NDP policy and choosing site allocations. Water Quality: Within the whole catchment of the River Wye, which includes the River Lugg, mains drainage issues with regards to water quality are being resolved through the Core Strategy / Local Plan and development of a Nutrient Management Plan. Welsh Water should be consulted to ensure that the proposed growth will be within the limit of their consents. Otters: "An otter will occupy a 'home range', which on fresh waters usually includes a stretch of river as well as associated tributary streams, ditches, ponds, lakes and woodland. The size of a home range depends largely on the availability of food and shelter, and the presence of neighbouring otters. On rivers, a male's home range may be up to 40km or more of watercourse and associated areas; females have smaller ranges (roughly half the size) and favour quieter locations for breeding, such as tributary streams. Otters without an established home range are known as 'transients'. They are mostly juveniles looking for a territory of their own, or adults that have been pushed out of their territories. Transient otters may use an area for a short while, but they will move on if conditions are not suitable or if they are driven away by resident otters. Transients will have been important in extending the range of otters, but they are very difficult to identify from field signs. Within a home range an otter may use many resting sites. These include above-ground shelters, such as stands of scrub or areas of rank grass, and underground 'holts' – for example, cavities under tree roots and dry drainage pipes." (Source: EA website: http://www.environmentagency.gov.uk/static/documents/Business/Otters_the_facts.pdf 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.

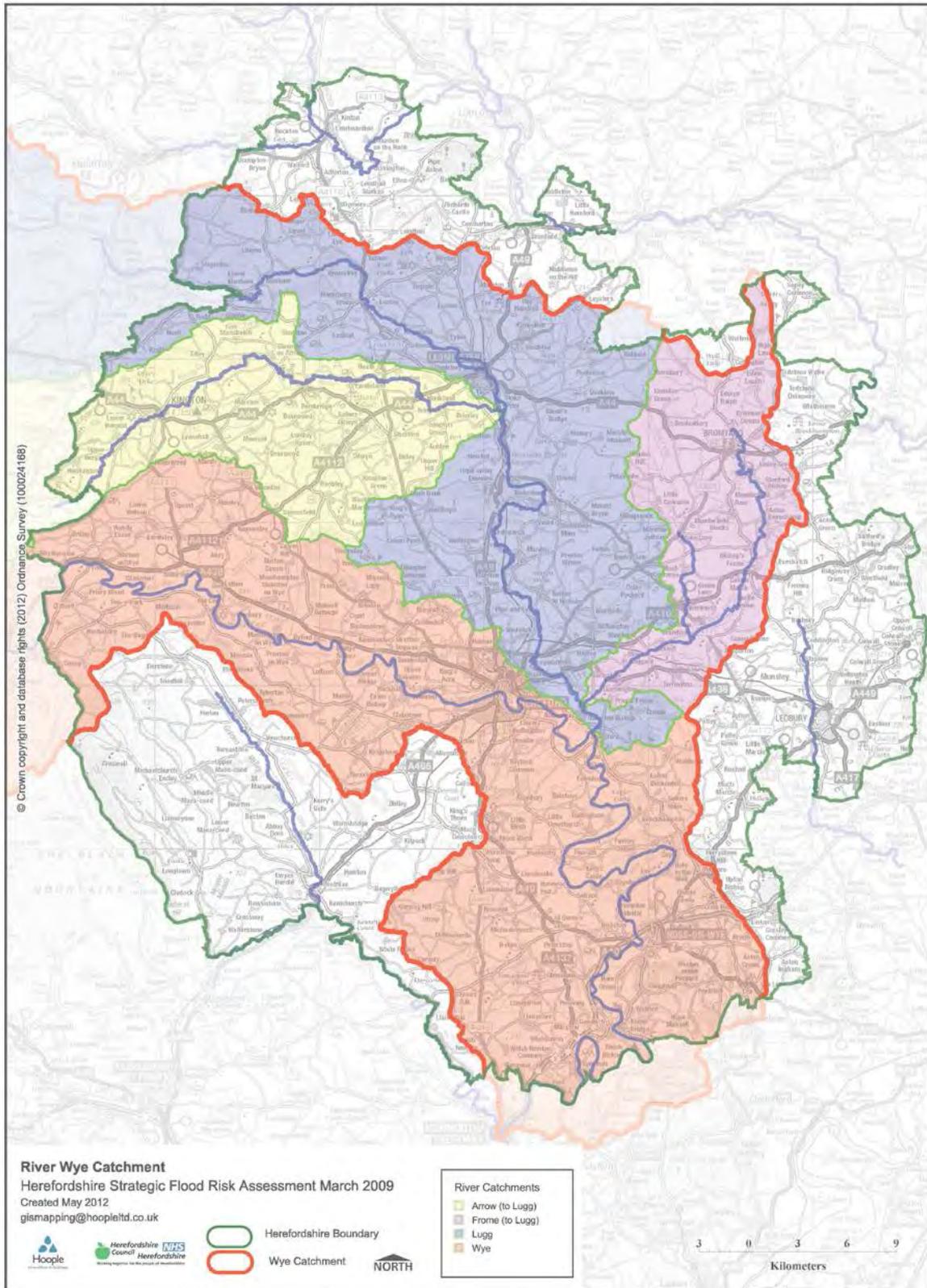
Greater Horseshoe Bat: Large buildings, pasture, edge of mixed deciduous woodland and hedgerows. Mixed land-use especially south-facing slopes, favours beetles, moths and insects they feed on. During the winter they depend on caves, abandoned mines and other underground sites for undisturbed hibernation. 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



Appendix 2

PETERSTOW OPTIONS

General options

Option 1- To do nothing
Option 2- To do a criteria based policy.
Option 3 - To allocate sites in the plan.
Option 4- Criteria policy and settlement boundary.
Option 5- Criteria policy/settlement boundary/allocate sites.
Option 6 – accommodating the level of housing growth required to meet Herefordshire Local Plan Core Strategy through small sites available within Peterstow village and at Winter’s Cross;
Option 7 – accommodating the level of housing growth required to meet Herefordshire Local Plan Core Strategy through small sites available only within Peterstow village;
Option 8 – accommodating the level of housing growth required to meet Herefordshire Local Plan Core Strategy through development of a large site at Peterstow village;
Option 9 – accommodating the level of housing growth required to meet Herefordshire Local Plan Core Strategy through development of several medium sized sites at Peterstow village;
Option 10- exceeding the level of growth required by Herefordshire Local Plan Core Strategy through a development involving a combination of a large site and some small and medium sites.

Site Options

Site option 1 West of Wellsbrook Lane
Site option 2 South and adjacent to Hightown Cottage (31,000sq ft – 0.3 hectares)
Site option 3A Between Pippins and Stowehill (0.4 hectare)
Site option 3B North of Harlyn (0.1 hectare)
Site option 4A Kyrle Meadow (0.5 Acre)
Site option 4B Kyrle Meadow (2 acres)
Site option 5 Between Everstone Cottage and Westwinds, Winter’s Cross (appx 1 acre)
Site option 6 Adj.Hightown House (0.25 acre)
Site option 7 End of New Road (0.5 acre)
Site option 8A Garden on Stonecrop (40 x 20 m)
Site option 8B Garden on Stonecrop (40 x 20 m)
Site option 9 Adj. Westwinds (0.1 hectare)
Site option 10 Garden at Highgrove (0.5 acre)
Site option 11 Land at SO561248 (c4 hectares)
Site option 12A Opposite Hightown Green (Small plot)
Site option 12B Land off drive at Hightown Green (Plot for 4/5 houses)
Site option 12C Land off drive to Hightown Green (Extension to 12B submitted through SHLAA)
Site option 13A Little Peterstow Orchards (0.5 acre)
Site option 13B Little Peterstow Orchards (0.25 acre)
Site option 14 Land at Peterstow Shop

Appendix 3

HRA Screening of final Neighbourhood Development Plan Policies

Date undertaken: October 2018

NDP objectives and policies	HRA Screening of final NDP objectives and policies				
	Likely activities (operations) to result as a consequence of the objective/option/policy	Likely effect if option implemented. Could they have Likely Significant Effects (LSE) on European Sites?	European Sites potentially affected	Would it be possible that it would result in any LSE?	Requirement for an Appropriate Assessment
PTS5- Development within Peterstow Conservation Area	Safeguard historic assets of Peterstow Protect conservation area	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.	River Wye (including the Lugg SAC). (1km away) Wye Valley and Forest of Dean Bat Sites SAC (9.5km away) Wye Valley Woodlands SAC (9.9km away)	No	Changes to this policy post examination provide clearer criteria for development within the conservation area to adhere to. An AA is still not required. The implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.
PTS12- Housing sites in Peterstow village	Housing sites identified. Promotion of achieving housing target. Increased vehicle traffic Increased demand for water abstraction and	Small scale housing development. Housing, infrastructure development Possible increase in recreation activities, vehicular movements and demand for water	River Wye (including the Lugg SAC). (1km away) Wye Valley and Forest of Dean Bat Sites SAC (9.5km away)	No	Changes to this policy post examination provide clearer criteria for housing sites within Peterstow village to. An AA is still not required. The scale and location of potential housing

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	<p>sewage treatment</p> <p>Sustainable housing growth</p>	<p>abstraction and treatment.</p> <p>Physical damage of disturbance on a localised scale.</p> <p>Non-physical disturbance such as noise.</p>	<p>Wye Valley Woodlands SAC (9.9km away)</p>		<p>development is unlikely to have a significant impact on the SAC. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.</p> <p>Impact on the Wye Valley Woodlands and Wye Valley and Forest of Dean Bat sites SAC can be further assessed, when further details are known regarding new housing development. This will be assessed on a case by case basis.</p>
<p>PTS17- Renewable and low carbon energy</p>	<p>Community energy schemes promoted.</p> <p>Reduction on carbon based energy usage in the long term.</p>	<p>Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.</p>	<p>River Wye (including the Lugg SAC). (1km away)</p> <p>Wye Valley and Forest of Dean Bat Sites SAC (9.5km away)</p> <p>Wye Valley Woodlands SAC (9.9km away)</p>	<p>No</p>	<p>Changes to this policy post examination provide clearer more accurate criteria for renewable energy and low carbon development within the conservation area to adhere to.</p> <p>An AA is still not required. Policy criteria exist within the Core Strategy SD4 required to be meet for the development to receive planning permission. The scale, location and extent of potential renewable energy</p>

					development is unlikely to have a significant impact on the SAC. Further assessment on the River Wye (including River Lugg), Wye and Valley and Forest of Dean Bat sites SAC and Wye Valley Woodlands SAC can be completed at planning application stage.
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Appendix 4

Template D1: SEA Consultation Feedback

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

Parish Council Name: Peterstow Parish Council

Neighbourhood Development Plan Name: Peterstow Neighbourhood Plan

Details of consultation: Regulation 14

Consultation date: 25 November 2017 to 21 January 2018

Consultation title: Peterstow Regulation 14

No comments regarding the SEA have been received at Regulation 14 Consultation.

Appendix 5

HRA Consultation Feedback

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

Parish Council Name: Peterstow Parish Council

Neighbourhood Development Plan Name: Peterstow Neighbourhood Plan

Details of consultation: Regulation 16 consultation

Consultation date: 25 April to 6 June 2018

Consultation title: Reg 16

No comments have been received regarding the HRA report.

Appendix 6

HRA Screening of final Neighbourhood Development Plan Policies

Date undertaken: August 2018

NDP objectives and policies	HRA Screening of final NDP objectives and policies				
	Likely activities (operations) to result as a consequence of the objective/option/policy	Likely effect if option implemented. Could they have Likely Significant Effects (LSE) on European Sites?	European Sites potentially affected	Would it be possible that it would result in any LSE?	Requirement for an Appropriate Assessment
PTS1-Promoting sustainable development	<p>New housing allocated in selected sites</p> <p>Increase in water consumption.</p> <p>Non-physical disturbance during construction phase.</p> <p>Physical damage of disturbance on a localised scale.</p>	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.	<p>River Wye (including the Lugg SAC). (1km away)</p> <p>Wye Valley and Forest of Dean Bat Sites SAC (9.5km away)</p> <p>Wye Valley Woodlands SAC (9.9km away)</p>	No	Not required. The scale and extent of potential housing development is unlikely to have a significant impact on the SAC. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed. Impact on the Wye Valley Woodlands and Wye Valley and Forest of Dean Bat sites SAC can be further assessed, when further details are known regarding new housing development. This will be assessed on a case by case basis.
PTS2- Conserving the landscape and scenic beauty of the parish	Safeguard existing landscape against inappropriate development.	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the	<p>River Wye (including the Lugg SAC). (1km away)</p> <p>Wye Valley and</p>	No	Not required. This policy strives to protect and enhance the natural landscape and natural environment, this could

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	Encouragement of sustainable development which preserves and protects the landscape, environment and habitats.	criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.	Forest of Dean Bat Sites SAC (9.5km away) Wye Valley Woodlands SAC (9.9km away)		potentially have a positive impact on the SAC sites. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.
PTS3- Enhancement of the natural environment	Protection and enhancement of the natural environment. Encouragement of sustainable development which preserves and protects the landscape, environment and habitats.	None identified	River Wye (including the Lugg SAC). (1km away) Wye Valley and Forest of Dean Bat Sites SAC (9.5km away) Wye Valley Woodlands SAC (9.9km away)	No	Not required. This policy strives to protect and enhance the natural environment, this could potentially have a positive impact on the SAC sites. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.
PTS4- Promoting Heritage Assets	Sustainable re use of agricultural buildings. Sustainable development encouraged within the identified settlements. Minimal increase demand for water abstraction and sewage	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water	River Wye (including the Lugg SAC). (1km away) Wye Valley and Forest of Dean Bat Sites SAC (9.5km away) Wye Valley	No	Not required. This policy strives to protect and enhance the historic built environment, this could potentially have a positive impact on the SAC sites. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are

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	<p>treatment</p> <p>Sustainable housing growth</p>	<p>quality of the SAC is not detrimentally effected.</p>	<p>Woodlands SAC (9.9km away)</p>		<p>addressed.</p>
<p>PTS5- Development within Peterstow Conservation Area</p>	<p>Safeguard historic assets of Peterstow</p> <p>Protect conservation area</p>	<p>Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.</p>	<p>River Wye (including the Lugg SAC). (1km away)</p> <p>Wye Valley and Forest of Dean Bat Sites SAC (9.5km away)</p> <p>Wye Valley Woodlands SAC (9.9km away)</p>	<p>No</p>	<p>Not required. This policy will not lead to development instead it provides criteria for development within the conservation area to adhere to. The implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.</p>
<p>PTS6- Foul and storm water drainage</p>	<p>Strive to reduce impact of flooding within Peterstow.</p> <p>New development designed to appropriately reduce flood risk.</p> <p>Sustainable design promoted.</p> <p>Infrastructure development phased in line with infrastructure works within the plan period.</p>	<p>None identified</p>	<p>River Wye (including the Lugg SAC). (1km away)</p> <p>Wye Valley and Forest of Dean Bat Sites SAC (9.5km away)</p> <p>Wye Valley Woodlands SAC (9.9km away)</p>	<p>No</p>	<p>Not required. This policy will not lead to development instead it provides criteria for development for drainage and flood management in the parish.</p> <p>The implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.</p>

PTS7- Protection of Peterstow Common as Local Green Space	Protection of identified green space. Increase in recreational activities	None identified.	River Wye (including the Lugg SAC). (1km away) Wye Valley and Forest of Dean Bat Sites SAC (9.5km away) Wye Valley Woodlands SAC (9.9km away)	No	Not required. This policy strives to retain Peterstow Common as a designated green space, this could potentially have a positive impact on the SAC sites. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.
PTS8- Design and Appearance	Design criteria for development to adhere to. The built character is protected along with landscape character.	None identified.	River Wye (including the Lugg SAC). (1km away) Wye Valley and Forest of Dean Bat Sites SAC (9.5km away) Wye Valley Woodlands SAC (9.9km away)	No	Not required. This policy will not lead to development instead it provides criteria for development for design and appearance of development in the parish.
PTS9- Sustainable Design	Promotion of sustainable design. Sustainable development encouraged. The built character is protected along with landscape character.	None identified.	River Wye (including the Lugg SAC). (1km away) Wye Valley and Forest of Dean Bat Sites SAC (9.5km away)	No	Not required. This policy will not lead to development instead it provides sustainable design criteria for developments to adhere to.

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			away) Wye Valley Woodlands SAC (9.9km away)		
PTS10- Traffic measures within the parish	<p>Promotion of safer roads.</p> <p>Improved sustainable modes of transport such as cycling, walking, and public transport links.</p> <p>Increase in walking and cycling.</p> <p>Decrease in traffic accidents.</p> <p>Development of transport infrastructure</p> <p>Traffic Calming measures</p> <p>Improvement of road safety</p>	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.	<p>River Wye (including the Lugg SAC). (1km away)</p> <p>Wye Valley and Forest of Dean Bat Sites SAC (9.5km away)</p> <p>Wye Valley Woodlands SAC (9.9km away)</p>	No	Not required. This policy will not lead to development instead it provides traffic alleviation measures for developments to adhere to.
PTS11- Highway Design Requirements	<p>Sets out criteria for highway design.</p> <p>Sustainable development encouraged.</p>	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which	<p>River Wye (including the Lugg SAC). (1km away)</p> <p>Wye Valley and Forest of Dean Bat Sites SAC (9.5km</p>	No	<p>Not required. This policy will not lead to development instead it provides highway design requirements for developments to adhere to.</p> <p>Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning</p>

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		seeks to ensure water quality of the SAC is not detrimentally effected.	away) Wye Valley Woodlands SAC (9.9km away)		permission will ensure water quality issues are addressed.
PTS12- Housing development in Peterstow Village	New housing development within the designation settlement boundaries of Peterstow. Increase in vehicle traffic. Increased demand for water abstraction and sewage treatment.	Depending on type, location of infrastructure. Physical damage of disturbance. Non-physical disturbance such as noise.	River Wye (including the Lugg SAC). (1km away) Wye Valley and Forest of Dean Bat Sites SAC (9.5km away) Wye Valley Woodlands SAC (9.9km away)	No	Not required. The scale and extent of potential housing development is unlikely to have a significant impact on the SAC. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed. Impact on the Wye Valley Woodlands and Wye Valley and Forest of Dean Bat sites SAC can be further assessed, when further details are known regarding new housing development. This will be assessed on a case by case basis.
PTS13- Housing sites in Peterstow village	Housing sites identified. Promotion of achieving housing target. Increased vehicle traffic Increased demand for water abstraction and sewage treatment	Small scale housing development. Housing, infrastructure development Possible increase in recreation activities, vehicular movements and demand for water abstraction and treatment.	River Wye (including the Lugg SAC). (1km away) Wye Valley and Forest of Dean Bat Sites SAC (9.5km away) Wye Valley	No	Not required. The scale and location of potential housing development is unlikely to have a significant impact on the SAC. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.

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	Sustainable housing growth	Physical damage of disturbance on a localised scale. Non-physical disturbance such as noise.	Woodlands SAC (9.9km away)		Impact on the Wye Valley Woodlands and Wye Valley and Forest of Dean Bat sites SAC can be further assessed, when further details are known regarding new housing development. This will be assessed on a case by case basis.
PTS14- Protection and enhancement of community facilities and services	Community areas safeguarded and enhanced. Renewable energy schemes developed. Construction traffic. Continued use of community services. Recreational activities.	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.	River Wye (including the Lugg SAC). (1km away) Wye Valley and Forest of Dean Bat Sites SAC (9.5km away) Wye Valley Woodlands SAC (9.9km away)	No	No, although this policy could result in the re development of new community facilities or the loss of existing provision to new uses, which depending on location could have potential effect on the Wye Valley and Forest of Dean Bat sites. However, sufficient policy safeguards are in place within the Local Plan (Core Strategy) and with the inclusion of additional wording in the NDP policy ensure there are no significant effects on the River Wye.
PTS15- Contributions to Community facilities	Support and upkeep of existing local community facilities. Promote new development of community facilities.	None identified.	River Wye (including the Lugg SAC). (1km away) Wye Valley and Forest of Dean Bat	No	Not required. This policy will not lead to development, instead it stipulates criteria for contributions from new development towards community facilities. The

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	<p>Increase in vehicular movements.</p> <p>Increase in nonphysical disturbance.</p>		<p>Sites SAC (9.5km away)</p> <p>Wye Valley Woodlands SAC (9.9km away)</p>		<p>implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.</p>
PTS16- Small and Home based business	<p>Encourage of small domestic based employment facilities.</p> <p>Promotion of business development</p> <p>Job creation in local area</p> <p>Small reduction in vehicular usage.</p>	<p>Small scale employment growth and development</p> <p>Physical damage of disturbance on a localised scale.</p> <p>Non-physical disturbance such as noise.</p> <p>Uncertain as to the impacts upon the River Wye SAC dependent on the location of any development.</p>	<p>River Wye (including the Lugg SAC). (1km away)</p> <p>Wye Valley and Forest of Dean Bat Sites SAC (9.5km away)</p> <p>Wye Valley Woodlands SAC (9.9km away)</p>	No	<p>Not required. The scale and extent of potential employment development is unlikely to have a significant impact on the SAC. There are sufficient policy safeguards within the NDP and Core Strategy to help to ensure there are no likely significant effects on the Wye Valley and Forest of Dean bat sites SAC, Wye Valley and Forest of Dean SAC. However this can be further assessed at planning application stage, when more details such as location and materials are known.</p>
PTS17- Polytunnel proposals	<p>Appropriate poly tunnel development.</p> <p>Rural business development.</p>	<p>Unlikely that there will be any significant effects on the European Site. All developments are required to meet the</p>	<p>River Wye (including the Lugg SAC). (1km away)</p> <p>Wye Valley and</p>	No	<p>Not required. Policy criteria exist within the Core Strategy SD4 required to be met for the development to receive planning permission. The scale,</p>

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	Noise, odour and smell minimised. Unobtrusive lighting on new schemes.	criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.	Forest of Dean Bat Sites SAC (9.5km away) Wye Valley Woodlands SAC (9.9km away)		location and extent of potential renewable energy development is unlikely to have a significant impact on the SAC. This policy is likely to have a beneficial effect on environment of sensitive polytunnels development.
PTS18- Renewable and low carbon energy	Community energy schemes promoted. Reduction on carbon based energy usage in the long term.	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.	River Wye (including the Lugg SAC). (1km away) Wye Valley and Forest of Dean Bat Sites SAC (9.5km away) Wye Valley Woodlands SAC (9.9km away)	No	Not required. Policy criteria exist within the Core Strategy SD4 required to be meet for the development to receive planning permission. The scale, location and extent of potential renewable energy development is unlikely to have a significant impact on the SAC. Further assessment on the River Wye (including River Lugg), Wye and Valley and Forest of Dean Bat sites SAC and Wye Valley Woodlands SAC can be completed at planning application stage.
Land at Peterstow Shop 0.27ha	Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands New housing on land at Peterstow shop	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which	River Wye (including the Lugg SAC). (1km away) Wye Valley and Forest of Dean Bat Sites SAC (9.5km	No	No. The scale, location and extent of development on this site is unlikely to have a significant impact on the SACs. Further assessment on the River Wye (including River Lugg), Wye and Valley and Forest of Dean Bat sites SAC and Wye

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	<p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction</p>	<p>seeks to ensure water quality of the SAC is not detrimentally effected.</p>	<p>away)</p> <p>Wye Valley Woodlands SAC (9.9km away)</p>		<p>Valley Woodlands SAC can be completed at planning application stage.</p>
<p>Land at Highgrove, Hightown 0.2ha</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Housing developed</p> <p>Small increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction</p>	<p>Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.</p>	<p>River Wye (including the Lugg SAC). (1km away)</p> <p>Wye Valley and Forest of Dean Bat Sites SAC (9.5km away)</p> <p>Wye Valley Woodlands SAC (9.9km away)</p>	<p>No</p>	<p>No. The scale, location and extent of development on this site is unlikely to have a significant impact on the SACs. Further assessment on the River Wye (including River Lugg), Wye and Valley and Forest of Dean Bat sites SAC and Wye Valley Woodlands SAC can be completed at planning application stage.</p>
<p>Land at Hightown 0.25ha at Old High Town</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing created</p>	<p>Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and</p>	<p>River Wye (including the Lugg SAC). (1km away)</p> <p>Wye Valley and Forest of Dean Bat Sites SAC (9.5km</p>	<p>No</p>	<p>No. The scale, location and extent of development on this site is unlikely to have a significant impact on the SACs. Further assessment on the River Wye (including River Lugg), Wye and Valley and Forest of Dean</p>

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	<p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction</p>	<p>wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.</p>	<p>away)</p> <p>Wye Valley Woodlands SAC (9.9km away)</p>		<p>Bat sites SAC and Wye Valley Woodlands SAC can be completed at planning application stage.</p>
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Appendix 7

Policy	Modification recommended	Justification
Recommendation 1:	Revise the date of the Plan period to 2018 – 2031.	Interests of accuracy and clarity
Recommendation 2:	revise the Introduction as follows: Revise the fourth sentence of paragraph 1.1 to read: "Once it is adopted it will become part of the <i>Development Plan</i>" Revise paragraph 1.2 to read: "The NDP has been prepared in accordance with the Neighbourhood Plan Regulations. The NDP must <i>have regard to the principles</i> of sustainable development set out in the National Planning Policy Framework (NPPF) and <i>support the delivery of the Herefordshire Local Plan Core Strategy</i> ."	Interests of accuracy and clarity concerning the procedures for making the NDP.
Recommendation 3: PTS1	Delete " <i>where they meet the principles and policies set out in the NDP</i> " from the first paragraph of Policy PST1.	Ensure this policy meets with Basic Condition 1.
Recommendation 4: PTS2	Revise the first sentence of the first paragraph and the first sentence of the second paragraph of Policy PTS2 to read " <i>protect and enhance</i> " Revise the last sentence of the first paragraph of Policy PTS2 to read: "...retaining <i>and enhancing</i> as many natural features...." Add the following to the end of the final sentence of the second paragraph: "...the following considerations should be taken into account <i>in addition to those in the NPPF</i> :"	For clarity and accuracy. In accordance with NPPF para 116 guidance.
Recommendation 5: Maps	Show the Wells Brook ecological corridor on the Policies Map.	Interests of clarity and consistency.
Recommendation 6: PTS4	Revise Policy PTS4 as follows: Revise paragraph 1 to read "... shall be protected, conserved and where possible enhanced through:" Revise criterion b) to read "...listed buildings and other heritage assets designated of national importance; and"	Interests of consistency and accuracy. To accord with the approach to Policy LD4.
Recommendation 7: PTS5	Revise Policy PTS5 as follows: Revise the first paragraph to read "Development proposals within Peterstow Conservation Area <i>or affecting its setting</i> should conserve or where possible enhance the character and appearance of the Conservation Area by:" Place the sub-text under points 1 and 2 in the justification to the policy. Revise point 3 to read: "The conservation	Strengthen and clarification of policy. Consistency with national and strategic policy. Clearer justification of the policy.

	<p>area setting.....should be <i>conserved</i>." Place the first sentence under point 3 in the justification and delete "<i>The third main quality is provided by</i>". Retain the second sentence of point 3 in the policy and revise to read: "Proposals for development should <i>demonstrate that they have been laid out and designed to retain as far as possible</i> the following important views....." Delete the third sentence. Renumber view 3 as two separate viewpoints. Define a single viewpoint for view 4. Clearly define the viewpoints from publicly accessible locations and define the arcs. Show the viewpoints on the Policies Map.</p> <p>Set out the text under points 4 and 5 as lettered bullet points. Revise point 5 to read "Trees and hedgerows should be <i>retained and planted to enhance</i> the rural village character of Peterstow". Place the sentence under point 5 "<i>Some small or remnant hedgerows.....frontages</i>." in the justification. Place the first sentence under point 6 in the justification or change it to a Community Aspiration. Place the text under point 7 in the justification or change it to a Community Aspiration. Embolden the bullet points in the policy.</p>	
Recommendation 8: PTS7	<p>Revise second sentence of Policy PTS7 to read "Development that would result <i>in the loss of openness of the area, or the loss or diminution of.....will not be supported other than in very special circumstances</i>." Delete last sentence of paragraph 5.13.</p>	<p>For clarity and accuracy. In accordance with NPPF para 78 and 87 guidance.</p> <p>To ensure this policy accords with Basic Condition 1.</p>
Recommendation 9: PTS10	<p>Delete Policy PTS10 and its justification. Include it as a Community Project revised so that the bullet points are an indication of the measures to be sought to improve traffic in the village as a whole and not as a requirement for specific development proposals.</p>	<p>In accordance with NPPF para 204.</p> <p>This policy is a community project and not a planning policy.</p> <p>Ensure the neighbourhood plan is deliverable and realistic.</p>
Recommendation 10: PTS12	<p>Delete criterion a) of Policy PTS12. Delete the following from paragraph 7.2: "<i>It is understood this definition was sought by the Inspector appointed to consider the Core Strategy</i>." Revise paragraph 3.7 to read: "3.7.the period 2011 to 2031 (the "Plan Period"). <i>Herefordshire Council has confirmed that between April 2011 and 2018 some 8 dwellings had been completed and a further 3 had outstanding planning permissions. A further dwelling has been granted planning permission since April 2018. In addition, an area of land is committed for residential park homes</i></p>	<p>For the interests of clarity and justification.</p> <p>Remove superfluous information.</p> <p>Ensure consistency and accordance with the Core Strategy.</p> <p>Ensure the plan meets the Basic Conditions 1 and 3.</p>

	<p><i>following the grant of a Certificate of Lawful Existing Use or Development (CLEUD) in April 2016 for the use of an area of land at Yew Tree Residential Park Homes site which effectively allows further residential park homes in this area to the north-east of Peterstow village. This commitment enables additional residential park homes to be brought onto the site and works to provide the necessary infrastructure. One of these has recently been erected. Although the site owner has been advised this could accommodate 17 park homes, for the purposes of the contribution the site may make to the required level of proportional growth, a figure of 10 dwellings is suggested during the plan period to reflect a modest rate of plot take up, previous occupancy, the density on the adjacent park area, infrastructure requirements and the need for landscape measures."</i></p> <p>Revise the first sentence of paragraph 3.8. to refer to "at least a further 5 dwellings".</p> <p>Revise the 6th sentence of paragraph 3.8 to read: "Planning permissions for 9 dwellings, excluding the unit brought forward on the residential park homes site, were granted for sites within the rural parts of the parish outside of Peterstow village between 2001 and 2017."</p> <p>Add the following to the final sentence of paragraph 3.8: ".....required level of proportional growth <i>in addition to the units envisaged upon the residential park homes site.</i>"</p> <p>Revise Table 1.</p> <p>Revise Table 2 to read "Outstanding Housing Requirement 2011 -2031: 5 dwellings"</p>	
Recommendation 11: PTS13	<p>Revise Policy PTS13 as follows:</p> <p>Revise the first paragraph to read "....are allocated for housing development in the plan period."</p> <p>Incorporate the development requirements for each site allocation from paragraphs 7.5 to 7.7 into the policy itself by revising the final paragraph of the policy to read: "Housing development on these sites should incorporate the following design principles: XXXX"</p>	For clarity, consistency and accuracy.
Recommendation 12: PTS14	<p>Revise Policy PTS14 as follows</p> <p>Delete "services" from all paragraphs of the policy and justification. Replace with "<i>businesses serving the local community</i>"</p> <p>Delete "including open space" from the first paragraph of the policy.</p> <p>Show the location of the community facilities and businesses serving the local community listed on the Policies Map.</p>	<p>For clarity, consistency and accuracy.</p> <p>To better reflect and support Core Strategy policies SC1 and OS3.</p> <p>Ensure this policy meets Basic Condition 3.</p>
Recommendation 13: PTS16	Delete the second paragraph of Policy PTS16.	<p>Interests of accuracy and clarity.</p> <p>To align closer with strategic guidance.</p>

Recommendation 14: PTS17	Revise Policy PTS17 as follows: Delete the following from criterion a) "unless they meet the requirements for exceptions set out in Policy PTS2". Update the last sentence of paragraph 9.4 to refer to the 2018 Polytunnels SPD.	Interests of accuracy and clarity.
Recommendation 15: PTS18	Revise the last paragraph of Policy PTS18 as follows: <i>".....will not be supported except in exceptional circumstances and where it can be demonstrated they are in the public interest and they do not adversely impact upon the natural beauty and scenic qualities of the AONB."</i>	For clarity, consistency and accuracy. In accordance with NPPF para 115 and para 116. To align closer with strategic guidance and policy SD2.