

Habitats Regulations Assessment

Report for:

Ross on Wye Neighbourhood Area

February 2020



Ross on Wye Neighbourhood Plan HRA

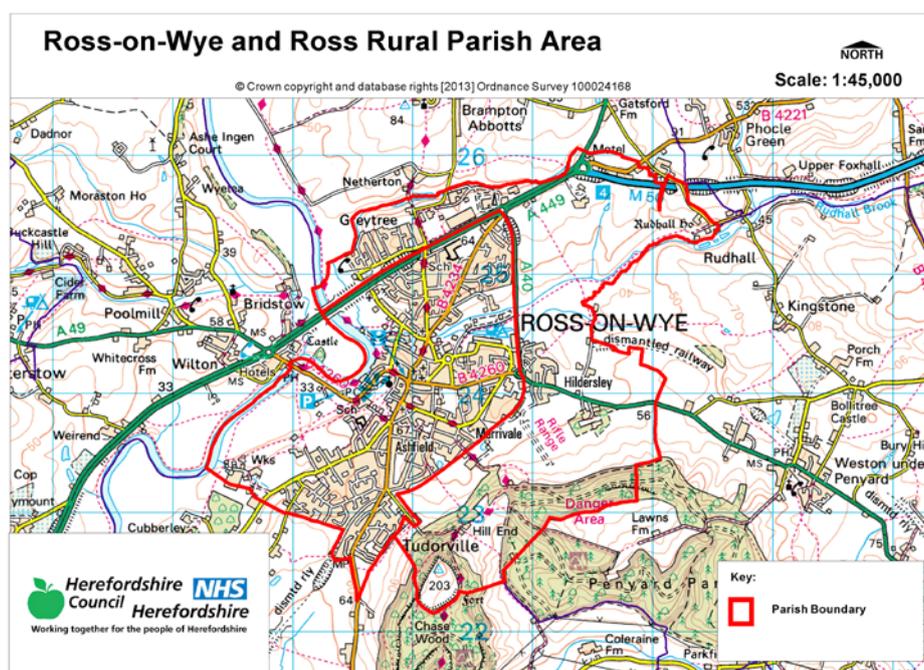
HRA Screening Assessment

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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 Ross on Wye Town Council has produced a Neighbourhood Development Plan for the town of Ross-on-Wye, in order to set out the vision, objectives and policies for the development of the area up to 2031. This HRA reviews the post examination Ross-on-Wye Plan (February 2020).
- 1.3 The NDP is allocate sites and designated any settlement boundaries to meet the growth requirements of the strategic policies. 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 Ross-on-Wye 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, Wyeside Group Parish Council is required by law to carry out an assessment known as “Habitats Regulations Assessment”. It is also a requirement in Regulation 32 schedule 2 of the Neighbourhood Planning Regulations 2012.

- 2.2 Article 6(3) of the EU Habitats Directive provides that:
Any plan or project not directly connected with or necessary to the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.
- 2.3 HRA is an impact-led assessment and refers to the assessment of the potential effects of a neighbourhood plan on one or more European sites, including Special Protection Areas (SPAs) and Special Areas of Conservation (SACs):
- **SPAs** are classified under the European Council Directive 'on the conservation of wild birds' (79/409/EEC; 'Birds Directive') for the protection of **wild birds and their habitats** (including particularly rare and vulnerable species listed in Annex 1 of the Birds Directive, and migratory species).
 - **SACs** are designated under the Habitats Directive and target **particular habitats** (Annex 1) and/or species (Annex II) identified as being of European importance.
- 2.4 For ease of reference during HRA, general practice has been that these three designations are collectively referred to as either **Natura 2000** or **European sites**. This means that a Screening Assessment is carried out with regard to the Conservation Objectives of the European Sites and with reference to other plans or projects to identify if any significant effect is likely for any European Site.
- 2.5 Herefordshire Council is aware of the recent judgement (People over Wind, Peter Sweetman vs Coillte). The Court of Justice of the European Union (CJEU) ruled that Article 6(3) of the Habitats Directive must be interpreted as meaning that mitigation measures should be assessed within the framework of an appropriate assessment and that it is not permissible to take account of measures intended to avoid or reduce the harmful effects of the plan on a European site at the screening stage. The initial screening undertaken in August 2013 and concluded that a full HRA would be required. Mitigation was not taken into account at this stage.
- 2.6 The Co-operative Mobilisation (The Dutch Case) ruling will also have an impact in Herefordshire within areas within the catchment of the River Lugg. This will be covered in section 4.
- 2.7 The purpose of this HRA Report is to detail the findings of the screening of the modifications following the examination and in terms of the implications of *Sweetman and Dutch Cases* on the NDP.

3 Methodology

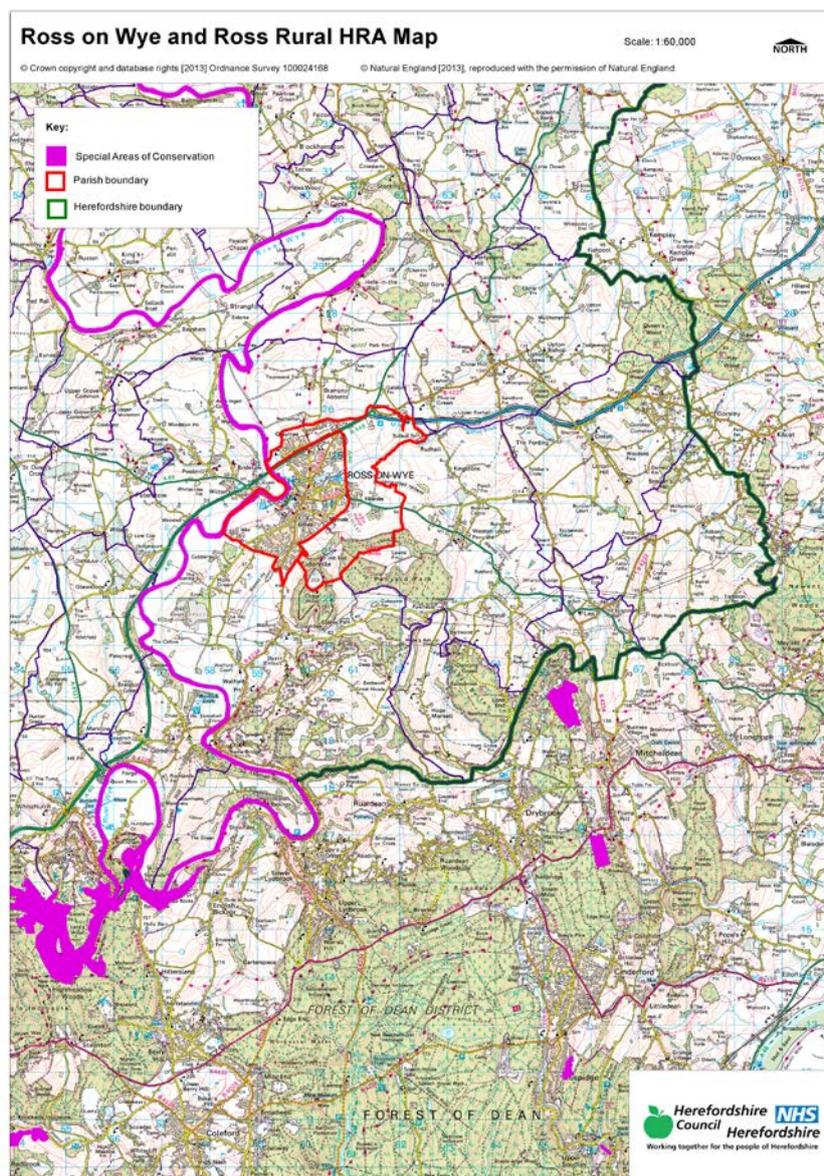
- 3.1 Although the Ross-on-Wye NDP is not directly regarding the management of any European sites, it does include proposals for development which may affect European sites. Therefore, it is necessary under Regulation 102(1)(a) of the Habitats Regulations 2010 to undertake screening for likely significant effects on European sites.

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- 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 (6 August 2013) found that three European sites are close to Ross-on Wye. The River Wye runs along the western border of the neighbourhood area. The town is also 5km away from the Wye Valley and Forest of Dean bat sites and 7.1km from the Wye Valley Woodlands.

Figure 2 below highlights the location of River Wye (including the River Lugg) SAC, Wye Valley and Forest of Dean Bat sites SAC and Wye Valley Woodlands 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 Sections of the River Wye SAC where the water quality targets are already exceeding are subject to measures to reduce nutrients in line with the targets. In light of the interpretation of the Dutch Case where a European site is failing its water quality objectives and is classified as unfavourable condition, there is limited scope for the approval of additional damaging effects and measures that can't be relied or are uncertain.
- 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 Although as present the Nutrient Management Plan for the River Wye SAC cannot be relied upon in light of the Dutch case, DCWW have indicated that there is a growth scheme within AMP6 capital programme for completion by 2020 to accommodate growth within the Core Strategy. Although located adjacent to the River Wye SAC, the level of phosphate is not an issue which is causing concern within Ross-on-Wye and NMP actions are unlikely to be required.

Site integrity of the Wye Valley and Forest of Dean Bat Sites SAC and Wye Valley Woodlands SAC

- 4.7 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 lost.
- 4.8 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.
- 4.8 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.
- 4.9 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.
- 4.7 For full details of the three SAC attributes which contribute to and define their integrity and vulnerable data see Appendix 1 of the Ross on Wye Initial Screening Report. The Initial Screening Report, August 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 Ross on Wye 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, Wye Valley and Forest of Dean Bat sites SAC and the Wye Valley Woodlands SAC of the policies within the Ross on Wye NDP.

5 Description of the Ross on Wye Neighbourhood Development Plan

- 5.1 The draft Ross on Wye 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 town over the Plan period together with a number of primary objectives to realise that vision:

1. To protect and enhance all aspects of the environment
2. To deliver more housing, in particular to meet local needs
3. To protect, enhance and diversify the local economy
4. To ensure an accessible and well connected town for all
5. To protect, enhance and diversify the town's social and cultural assets

From these 5 objectives a further sub-objectives around housing, environment and facilities have been included to further develop the overall objectives into specific policy areas.

- 5.3 The initial options for the NDP (refer to appendix 2) were assessed to determine their environmental impact that could affect the River Wye SAC, the Wye Valley Woodland SAC and the Forest of Dean Bat Sites SAC. Of the four options put forward the 'no NDP / do nothing' option was not considered viable for the Town Council.

Option 1	Do nothing
Option 2a	Allocate major sites deemed suitable and deliverable
Option 2b	Option 2A with the additional of Broadmeadows / Tanyard
Option 3	Reconsider allocated land currently assessed as unsuitable

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 three SACs

- 5.4 As Wyeside Neighbourhood Plan progressed from options to draft NDP policies, the Plan needed to identify ways in which the least effect on the three European sites could be achieved, alongside taking forward the preferred option from the consultation from the community.

- 5.5 The NDP also sets out 39 general policies on various topics based on the objective headings above and 5 site allocations, these include:

Policy EN1	Ross Design Policy
Policy EN2	Shopfronts and signage
Policy EN3	Settlement boundary
Policy EN4	Infill and backland development
Policy EN5	Eco-building
Policy EN6	Solar photovoltaic energy
Policy EN7	Landscape setting
Policy EN8	Key views

Policy EN9	Green infrastructure
Policy EN10	Hard surfacing of drives and parking areas
Policy EN11	Pre-application community engagement
Policy H1	Self and custom build
Policy H2	Home working
Policy H3	Town centre housing
Policy H4	Living and working over shops
Policy E1	New employment development
Policy E2	Resisting out of town retail
Policy E3	Town centre uses
Policy A1	Sustainable transport
Policy A2	Walking and cycling
Policy A3	Walking and cycling signs
Policy A4	Changes to car parks
Policy A5	Provision of electric charging points
Policy SC1	Retaining community facilities
Policy SC2	New community facilities
Policy SC3	Allotments
Policy SC4	Play areas
Policy SC5	Local Green Spaces
Policy SC6	Telecommunications infrastructure

Site allocations

- Cleeve Field
- Merrivale Lane
- Stoney Stile
- The Chase Hotel
- Ryefield Centre

Modifications following the examination of the Ross-on-Wye NDP

- 5.6 The plan was independently examined during October 2019 to January 2020 and as a result some minor modifications were made to a number of policies.

Policy EN1	Policy E3
Policy EN2	Policy A1
Policy EN3	Policy A2
Policy EN4	Policy A3
Policy EN5	Policy A4
Policy EN6	Policy SC1
Policy EN8	Policy SC2
Policy EN9	Policy SC4
Policy EN10	Policy SC5
Policy H1	Policy SC6
Policy H2	Policy 5A.1
Policy H4	Policy 5A.2
Policy H5	Policy 5A.3
Policy E1	Policy 5A.4
Policy E2	

- 5.7 Two policies were deleted and the non land-use aspirations were relocated into an appendices.

6.0 Assessments undertaken to date of the Ross on Wye 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 Ross on Wye NDP would be likely to have a significant effect on the River Wye SAC, Wye Valley Woodlands SAC and the Forest of Dean Bat sites SAC.

- 6.2 In light of the *Sweetman* case all policies have been reviewed to ensure compliance with the ruling. The finding can be found in appendix 3.
- 6.3 The findings of the screening matrix can be found 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

- 6.4 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, Forest of Dean Bat site SAC at this final screening stage. Any likely significant effects would require an Appropriate Assessment to be required.

Screening of the draft plan (Reg14)

- 6.5 None of the draft Ross on Wye Neighbourhood Plan policies were concluded to be likely to have a significant effect on the River Wye SAC, Wye Valley Woodlands SAC or the Wye Valley and Forest of Dean Bat sites SAC.
- 6.6 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.
- 6.7 Ross on Wye 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.
- 6.8 In addition, as any development will require to meet the criteria of Policy LD2, legal opinion has indicated that an AA is not required.. 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.
- 6.9 Dwr Cymru Welsh Water (DCWW) have indicated that there is a growth scheme within AMP6 capital programme for completion by 2020 to accommodate growth within the Core Strategy. Although located adjacent to the River Wye SAC, the level of phosphate is not an issue which is causing concern within Ross-on-Wye and NMP actions are unlikely to be required.
- 6.10 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.
- 6.11 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.
- 6.12 This review has concluded that the policies are unlikely to result in significant effects on the River Wye SAC, the Wye Valley woodland SAC and the Wye Valley and

Forest of Dean bat sites SAC. ***It is therefore concluded that the Ross on Wye Plan will not have a likely significant effect on the aforementioned three European Sites.***

7 Screening of modifications to the NDP (reg16)

- 7.1 The submission Ross on Wye NDP has been revised following the Reg14 consultation. No additional objectives have been added or amended. 11 policies have been amended and two have been deleted including the formal site allocation at the Chase. These changes have been minor in nature and do not affect the stance of the policies. However, these changes have been reassessed.
- 7.2 The following policies have been reassessed:
- Policy EN7
 - Policy EN8
 - Policy EN10
 - Policy H2
 - Policy H4
 - Policy E2
 - Policy A3
 - Policy A4
 - Policy SC1
 - Policy SC2
 - Policy SC4
- 7.3 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 plan. A key requirement of the Core Strategy is to meet the Water Framework Directive.
- 7.4 Legal opinion following the Sweetman case has indicated that in areas where there is adequate sewerage treatment works capacity and where Policy SD4 would apply to developments, then no likely significant effect could be concluded with regards to the NDP and there is no requirement for NDPs to include additional mitigation.
- 7.5 This review and rescreening have been found to be unlikely to result in significant effects on the River Wye SAC, the Wye Valley Woodlands SAC and the Wye Valley and Forest of Dean bat sites SAC. It is therefore concluded that the modifications made have not resulted in any policy changes that would mean that the Ross on Wye NDP would not have a likely significant effect on the aforementioned three European Sites.

Screening of the post examination modifications (February 2020)

- 7.6 Many of the modifications made to the policies have been to ensure wording clarity rather than changing the emphasis or direction of the policy. With this in mind, the review and assessment of the policies have not altered from the initial assessments.
- 7.7 The legal opinion obtained following the Sweetman and Dutch case judgment is still relevant and Policy SD4 would apply. Ross-on-Wye is not within the River Lugg catchment area.
- 7.8 This review and rescreening have been found to be unlikely to result in significant effects on the River Wye SAC, the Wye Valley Woodlands SAC and the Wye Valley and Forest of Dean bat sites SAC. ***It is therefore concluded that the modifications made have not resulted in any policy changes that would mean that the Ross on Wye NDP would not have a likely significant effect on the aforementioned three European Sites.***

8 Identification of other plans and projects which may have ‘in-combination’ effects

- 8.1 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).
- 8.2 It is seen that as this NDP does not go over and beyond the requirements set out in the Core Strategy.
- 8.3 Adjacent neighbourhood plans include Weston under Penyard has been adopted, Linton; Upton Bishop; Brampton Abbots and Foy Group; Bristow; Walford are in drafting stage in their production. These plans have not gone over and beyond the requirements set out within the Core Strategy for their area.
- 8.5 It is unlikely that the Ross on Wye 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.

9.0 Conclusion

- 9.1 With reference to sections 6 to 9 above, the NDP **will not have a likely significant effect on the River Wye SAC and the Wye Valley Woodland SAC and Wye Valley and Forest of Dean Bat Sites SAC.**

10.0 Next steps

- 10.1 This report will be published alongside the final Ross-on-Wye 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)

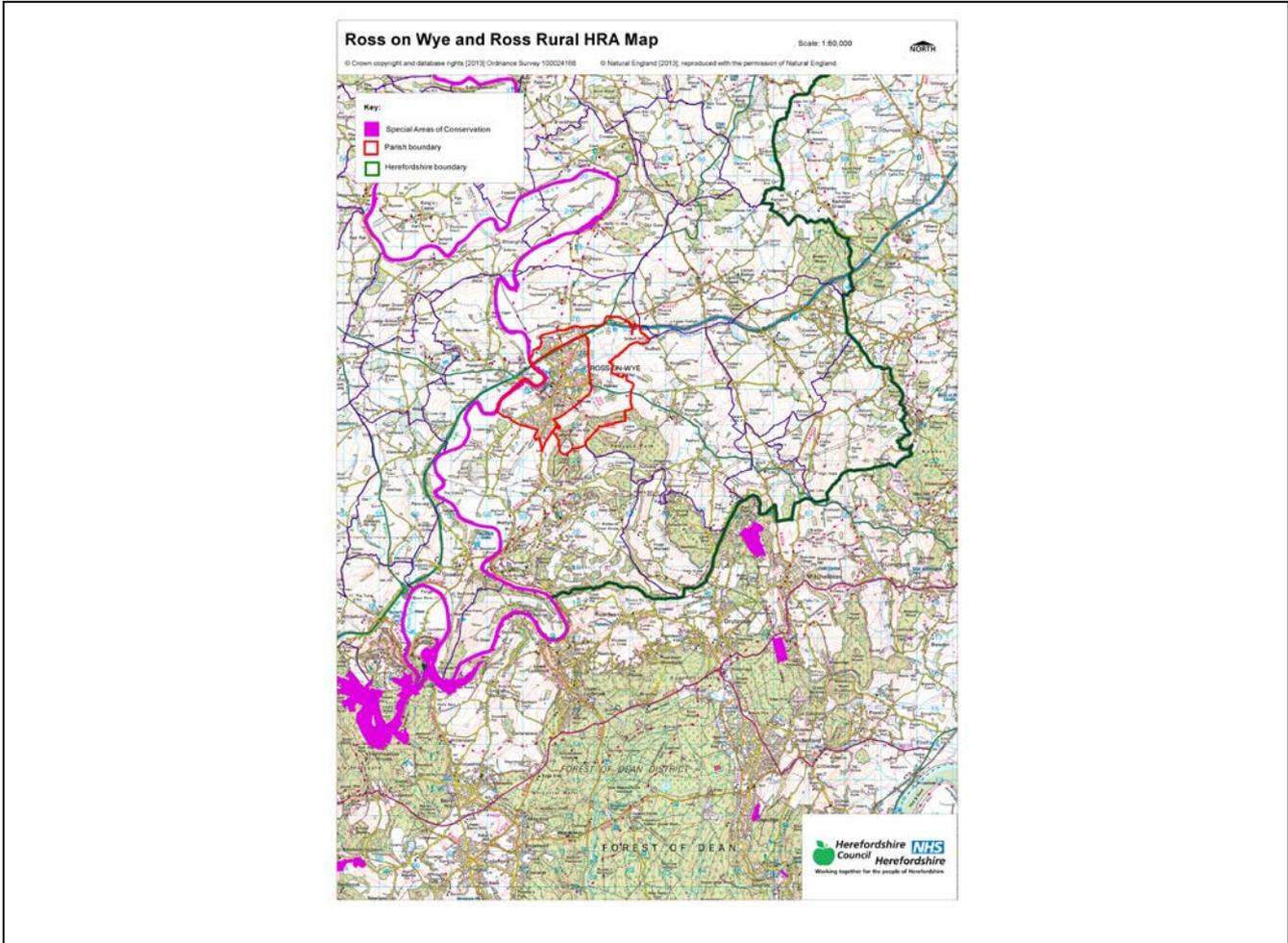
Neighbourhood Area:	Ross on Wye & Ross Rural Neighbourhood Area
Parish Council:	Ross on Wye Town Council and Ross Rural Parish Council
Neighbourhood Area Designation Date:	12 th September 2013

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?	Y	The River Wye runs along the western border of the Parishes
Is the Neighbourhood Area in the hydrological catchment of the River Wye (including the River Lugg) SAC?	Y	The Parishes are within the River Wye hydrological catchment area
If yes above, does the Neighbourhood Area have mains drainage to deal with foul sewage?	Y	There is mains drainage at Ross on Wye

Downton Gorge SAC:

Is the Neighbourhood Area within 10km of Downton Gorge SAC?	N	Downton Gorge is 50.3km away from the Parishes
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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 Parishes
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Usk Bat Sites SAC:

Is the Neighbourhood Area within 10km of the SAC boundary?	N	Usk Bat Sites are 40.2km away from the Parishes
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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 Parishes are 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 Parishes are 7.1km 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 Ross on Wye and Ross Rural 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 Ross on Wye & Ross Rural 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 Parishes	N
Ancient Woodland	2	Chase Wood; Penyard Park	Y
Areas of Archaeological Interest	0	There are no AAls within the Parishes	N
Areas of Outstanding Natural Beauty	1	Wye Valley AONB covers the whole of Ross on Wye Parish except the north east corner of the Parish	Y
Conservation Areas	1	Ross on Wye	Y
European Sites	1	River Wye runs along the western borders of the Ross on Wye Parish	Y
Flood Areas		Flood Zones 2 and 3 follow the River Wye and Rudhall Brook	Y
Listed Buildings	Numerous	There are numerous Listed Buildings throughout the Parishes	Y
Local Sites (SWS/SINCS/RIGS)	1 (RIGS) 4 (SWS)	RIGS: M50 Section 1 (border) SWS: River Wye; Wilton Bluff; Chase & Merrivale Woods; Disused Railway Line Ross to Kerne Bridge	Y
Long distance footpaths/trails	4	Wye Valley Walk; Ross Buggy Route; Ross Round; Herefordshire Trail	Y
Mineral Reserves	1	Blackfields (border)	Y
National Nature Reserve	0	There are no NNRs within the Parishes	N
Registered & Unregistered parks and gardens	9 Unregistered	Lincoln Hill House; John Kyrles Walk; The Prospect; John Kyrles Garden; Merton House; The Chase; Penyard Park; Rudhall House; Weston Hall (border)	Y
Scheduled Ancient Monuments	8	Wilton Bridge; Wilton Castle (border); The Market Hall; Churchyard cross in St Mary the Virgin Churchyard; Camp in Chase Wood; Churchyard cross at St Bridget's churchyard (border); Penyard Castle (border); Churchyard cross at St Michael and All Saints churchyard	Y
Sites of Special Scientific Interest	2	River Wye (Unfavourable Recovering); Wilton Bluff (Favourable)	Y

Decision Notification:

The initial screening highlights that the Neighbourhood Development Plan for the Ross on Wye and Ross Rural Neighbourhood Area:

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

Assessment date: 06/08/2013

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.

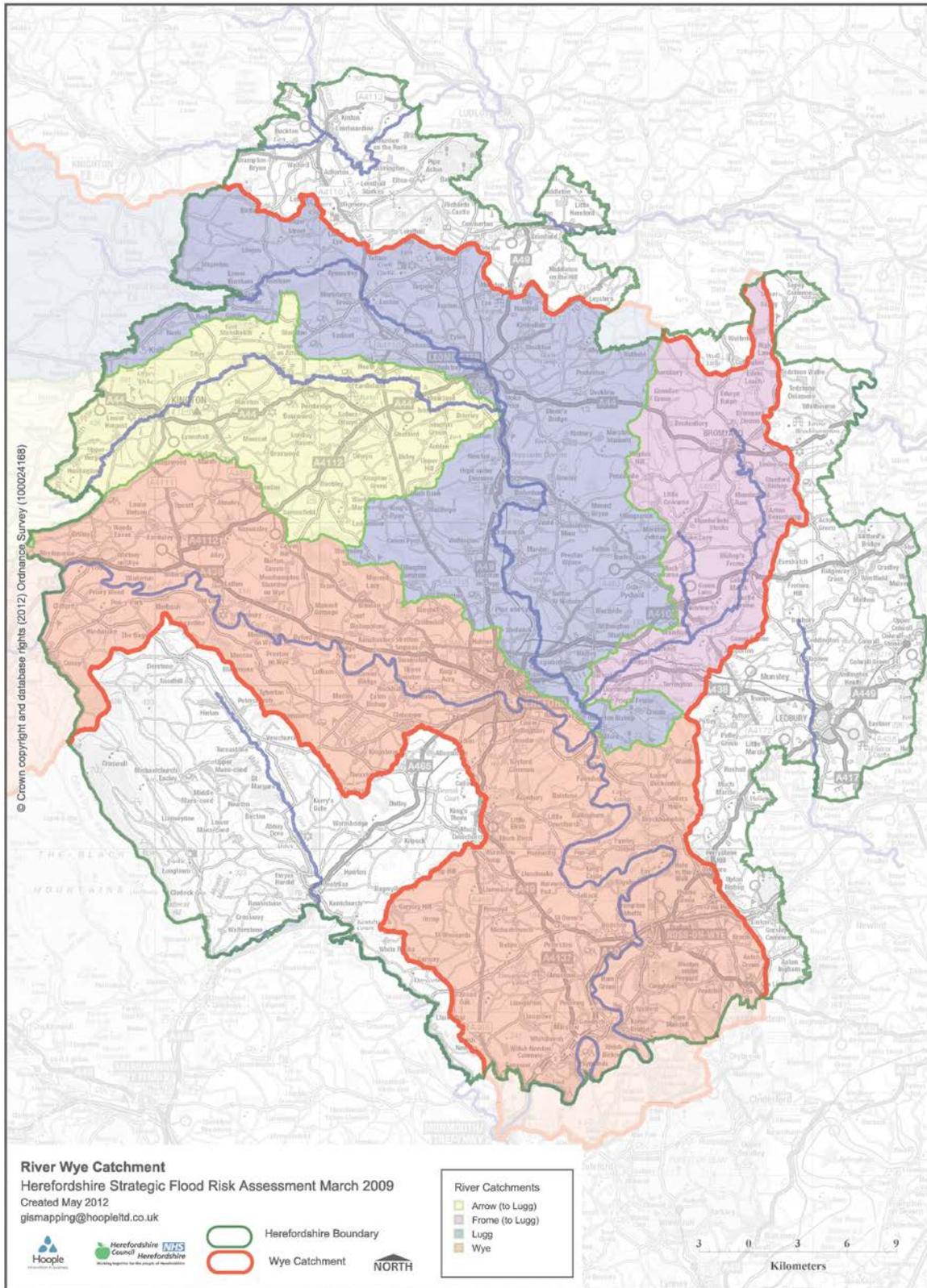
Greater Horseshoe Bat: Large buildings, pasture, edge of mixed deciduous woodland and hedgerows. Mixed land-use especially south-facing slopes, favours beetles, moths and insects they feed on. During the winter they depend on caves, abandoned mines and other underground sites for undisturbed hibernation.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

Consultation date: 9 November to 21 December 2018

Consultation title: Ross on Wye Neighbourhood Plan **revised** Regulation 14

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

Consultee	Summary of Comments	Response to Comments
Natural England	No comments received	
Historic England	Comments received but not to the SEA	
Environment Agency	Comments received specific to the SEA	
Natural Resources Wales	No comments received	

Appendix 3

HRA Screening of Reg16 modifications to the draft Ross-on-Wye Neighbourhood Development Plan Policies

NDP policies	HRA Screening of draft NDP policies				
	Likely activities (operations) to result as a consequence of the objective/option/policy	Likely effect if 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
Policy EN7 Landscape setting	The policy is seeking to protect areas of woodlands and the AONB	none	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No	No
Policy EN9 Green Infrastructure	The creation of green infrastructure would provide additional habitats and wildlife corridors for bats	none	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No	No
Policy EN10 Hard surfacing of drives and parking areas	Policy to encourage permeable paving surfaces	None	River Wye (including the Lugg SAC). Wye Valley and Forest	No	No

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			of Dean Bat Sites SAC. Wye Valley Woodlands SAC		
Policy H2 Home working	Encourage small scale working for home	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). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No, water quality is not an issues in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	No
Policy H4 Living and working over shops	Small scale housing over shops and town centre uses	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). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No, water quality is not an issues in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	No
Policy E2 Resisting out of town	Policy is seeking to resist out of town retail facilities	Unlikely that there will be any significant effects on the European Site. All developments are	River Wye (including the Lugg SAC). Wye Valley and Forest	No, water quality is not an issues in this part of the River Wye SAC and Policy LD2 of the Core	No

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retail		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	of Dean Bat Sites SAC. Wye Valley Woodlands SAC	Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	
Policy A1 Sustainable transport	The policy is seeking to provide sustainable transport routes	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). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No, Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	No
Policy A4 Changes to car parks	Policy to potential redevelop underused car parks	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). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No, water quality is not an issues in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	No
Policy SC1 Retaining community	Retaining existing buildings and facilities	Unlikely that there will be any significant effects on the European Site. All	River Wye (including the Lugg SAC).	No, water quality is not an issues in this part of the River Wye SAC and	No

facilities		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	Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	
Policy SC2 New community facilities	Provision of community facilities	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). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No, water quality is not an issues in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	No
Policy SC4 Play areas	Retain and provide open spaces	The policy will seek to safeguard open spaces which will provide potential habitats and flight paths	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No	No

Appendix 4

Consultation date: 12 August to 7 October 2019

Consultation title: Ross on Wye Neighbourhood Plan Regulation 16

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

Consultee	Summary of Comments	Response to Comments
Natural England	No comments received	
Historic England	Comments received but not to the SEA	
Environment Agency	Comments received specific to the SEA	
Natural Resources Wales	No comments received	

Appendix 5

Policy modifications following the examination

Policy	Modification recommended	Justification
Modification 1 Para 1.1.5	Delete para 1.1.5 and replace with; 'The Neighbourhood Plan period is 2019 to 2031. This falls within the plan period of the Herefordshire Local Plan'. (Delete reference to amendments)	To ensure clarity and precision and correct typographical error
Modification 2 Para 1.1.4	Delete para 1.1.4	Overtaken by events
Modification 3 Para 1.6.4	Delete last sentence and replace with: 'Thus, in addition to the most important part of the Neighbourhood Plan- its policies, the document also provides for the consideration of non-policy matters. As such, the policy section of the plan is followed by an Action Projects section.' Page 23 – change the headings of bullet points to 'Policies' and 'Action Points', respectively Page 23, first bullet point, delete 'It is recognised that it is only these that can be formally examined' Page 23, change second bullet point to 'Level 2: Action Projects. These are grouped under broad themes, having regard to the land use planning policies set out in the Neighbourhood Plan. For clarity, the Action reflect locally agreed aims and do not comprise land use planning policies' Delete para 1.6.5	To ensure clarity
Modification 4 Para 3.2	Para 3.2 – delete the last sentence Change para 3.3 to ' are listed out below, with columns setting out their links to the Neighbourhood Plan's Policies and Actions Projects' Change first line of para 3.4 to 'listed below, do not..' Page 27, delete first three paragraphs and the final paragraph, leaving the text 'The planning policies included ...comments on that application' Move the tables on pages 28, 29, 48, 56, 62, 63 and 71 to the end of the proceeding section 3.0 Delete all 'Sub-objectives' headings before each policy in the Policy Section of the Neighbourhood Plan.	To ensure the introductory text is clear

Modification 5 Section 4.6	Delete section 4.6 and figure 12	To ensure clarity
Modification 6 Para 4.10.2	Change para 4.10.2 to; 'It is noted that these natural features that are highly valued by the local community are already protected by national and local planning policy (Delete the rest of the para) Page 46, delete heading 'Explanation' Page 47, delete heading 'Explanation' Page 67, deleted heading 'Explanation' Change para 4.24.2 to 'The Town Council would like to see and will work to encourage a fully integrated sign to be of a high standard (A report...1)' Para 4.23.3, deleted last sentence, which is not a Policy requirement but reads as one.	Delete non land use planning policy text which reads as policy
Modification 7 Policy EN1	Change Policy EN1 to read: 'All new development should be of good design and make a positive contribution to the character of Ross. Development should have regard to the Ross-on-Wye Character Assessment Portfolio (2017) and respond to its surroundings in terms of scale, material, form, details, layout, public realm and historic character.' Para 4.1.2, change first sentence to; '..and visitors, not least in the town centre, where there are a large number of Listed Buildings.' (delete rest of sentence – NB, all development requiring planning permission is subject to Policy EN1) Delete para 4.1.5	To ensure that the policy is clear for the decision maker In conformity with national planning policy To ensure clarity between the policy and supportive text.
Modification 8 Policy EN2	Change Policy EN2 to read; 'Shopfronts, signs and advertisements requiring planning permission must respect local character and should make a positive contribution to their surroundings'	To remove repetition
Modification 9 Policy EN3	Change Policy EN3 to read; 'Development in the Neighbourhood Area will be focused within the Ross-on-wye settlement boundary'	To simplify the policy
Modification 10 Policy EN4	Change the third line to read ' ...developed, will be supported where.' Change first line of the second para to 'development will be supported where:'	To ensure a balance of considerations for proposals

	<p>Second para, change iii to 'iii. The proposal respects the character..'</p> <p>Second para, change iv. to 'iv. The proposal respects residential amenity'</p>	
<p>Modification 11</p> <p>Policy EN5</p>	<p>Change Policy EN5 to read 'Eco-building methods, such as low carbon...sourced materials, will be supported.'</p> <p>Delete para 4.3.2, which is unnecessary as the development plan must be considered as a whole</p>	To add clarity
<p>Modification 12</p> <p>Policy EN6</p>	<p>Change Policy EN6 to read:</p> <p>'The use of solar/ photovoltaic panels requiring planning permission will be supported where such developments respect local character and residential amenity.'</p>	To add clarity
<p>Modification 13</p> <p>Policy EN7</p>	<p>Delete Policy EN7</p> <p>Delete all text on pages 36, 37</p> <p>Delete Figure 10</p>	Policy seeks to prevent any form of development, which goes beyond national planning policy
<p>Modification 14</p> <p>Policy EN8</p>	<p>Change Policy EN8 to read;</p> <p>'Development proposals likely to affect the Key Views on Figure 11 should assess the effect of the proposal on the view(s) and demonstrate how any adverse impacts have been addressed'</p> <p>Delete 'Key View 1 from Figure 11 and re-label the remaining three Key views</p> <p>Change last sentence of para 4.5.3 to 'Three Key views have been..'</p> <p>Delete para 4.5.4</p>	To remove policies which are on land outside the Neighbourhood Area.
<p>Modification 15</p> <p>Policy EN9</p>	<p>Change Policy EN9 to read:</p> <p>'Figure 13 sets out a green infrastructure network for the Neighbourhood Area. The maintenance and enhancement of the green infrastructure network will be supported. Development proposed on land within or adjoining the green infrastructure network must respect the green infrastructure network and should, where possible, provide net gains for biodiversity'</p> <p>Delete para 4.7.3 (which reads as, but is not a Policy)</p>	No evidence of delivery provide for elements of the requirements.
<p>Modification 16</p> <p>Policy EN10</p>	<p>Change the first para to: 'Where planning permission is required, the development of permeable paving to front gardens and hardstandings should be in keeping with the</p>	To ensure clarity

	<p>character of the surrounding area, including boundary treatments, having regard to relevant Character Area Appraisals in the Character Assessment Portfolio'</p> <p>Delete last sentence (All proposals...guidance')</p>	
<p>Modification 17</p> <p>Policy EN11</p>	<p>Delete Policy EN11</p> <p>Replace the heading 'Explanation' with 'Ross on Wye Pre-Application Community Engagement Protocol'</p>	Remove non-land use policy
<p>Modification 18</p> <p>Policy H1</p>	<p>Change Policy H1 to read: 'Self-build and custom-build housing will be supported, subject to it respecting local character, residential amenity and highway safety.'</p>	To add clarity
<p>Modification 19</p> <p>Policy H2</p>	<p>Change Policy H2 to read: 'Development to provide for home working will be supported, subject to it respecting local character, residential amenity and highway safety'</p> <p>Para 4.14.2, delete last sentence (this is ...houses)</p>	To add clarity
<p>Modification 20</p> <p>Policy H3</p>	<p>Delete Policy 13</p> <p>Replace 'Explanation' with a new introductory para to read; 'The Town Council strongly supports the creation of the Ross-on-Wye Community Land Trust. Once established, it is anticipated that the Ross-on-Wye Community Land Trust will deliver and support the management of affordable housing in the Neighbourhood Area'</p> <p>Delete para 4.15.2</p>	The policy is premature, therefore needed clarification
<p>Modification 21</p> <p>Policy H4</p>	<p>Change Policy H4 to read: 'The development of new housing in the town centre that respects local character, residential amenity and highway safety, will be supported. Where residential development requiring planning permission is proposed above ground floor uses, access should be from a separate ground level entrance.'</p>	To ensure clarity
<p>Modification 22</p> <p>Policy H5</p>	<p>Change Policy H5 to read: 'Where planning permission is required, the development of space above town centre shops for residential or appropriate business use (use class B1), will be supported'</p>	To ensure clarity
<p>Modification 23</p> <p>Policy E1</p>	<p>Change Policy E1 to read: 'New employment development, including but not limited to the provision of starter units and /or sharing service accommodation and the</p>	To ensure the policy is not ambiguous

	<p>development of offices will be supported. Tourism and leisure development that enhances the offer and which does not detract from the vitality and viability of the town centre will be supported. All employment development should respect local character, residential amenity and highway safety'</p>	
<p>Modification 24</p> <p>Policy E2</p>	<p>Change Policy E2 to '...normally be resisted. If applications are..'</p> <p>Change second sentence of para 4.19.1 to read: '...the town centre is likely to have significant adverse impacts on the town centre. Ross-on-Wye's town centre lies at the heart of the local community and planning for its long term success has emerged as a vital component of the Neighbourhood Plan'</p>	<p>To ensure policy does not include non-land use elements.</p>
<p>Modification 25</p> <p>Policy E3</p>	<p>Change Policy E3 to read: '...Ross will be supported. Development resulting in a reduction in the overall provision of retail, commercial, leisure, cultural and tourism uses in the town centre must demonstrate that it contributes to the vitality and viability of the town centre and should demonstrate that the original use is no longer viable and has sustained aArea'</p> <p>Delete last bullet point of Policy (Enhance...destination)</p> <p>Delete para 4.20.5. It is unnecessary for the Neighbourhood Plan to set out what it does not do (and detracts from its concise nature)</p>	<p>To ensure the policy isn't overly restrictive</p>
<p>Modification 26</p> <p>Policy A1</p>	<p>Change Policy A1 to read: 'Major development proposals should demonstrate how they will contribute to encourage to encouraging active travel – more and safer walking, cycling, disabled access and /or use of public transport. The provision and /or enhancement of safe walking and cycling routes and /or networks and cycle parking facilities will be supported.</p> <p>For accuracy, replace penultimate sentence of para 4.21.1 with 'At the same time, it is noted that the Neighbourhood Plan cannot seek to determine matters that are the responsibility of Herefordshire Council as highway authority'</p> <p>Change para 4.21.7 to '...new development informs the design of new developments.'</p> <p>Delete rest of the paragraph which reads as a Policy requirement but is not</p> <p>Delete 4.21.8 which has been overtaken by events</p>	<p>To ensure the policy has regard to paragraph 56 of the NPPF</p>

	<p>Para 4.22.1 reads as a vague Policy requirement. Replace with; 'Policy A1 seeks to encourage sustainable patterns of movement. In this regard, the Town Council is keen to see that major development proposals, as defined by national policy, place the prioritisation of pedestrians, cyclists and public transport before that of private vehicles'</p>	
<p>Modification 27</p> <p>Policy A2</p>	<p>Change Policy A2 to read; 'The protection and/or enhancement of the Neighbourhood Area's public rights of way network will be supported'</p> <p>Change para 4.23.2 to 'The Town Council would like to see and will work to encourage, developments making a significant contribution to making walking....there'</p>	<p>To ensure the policy has regard to para 98 of the NPPF</p>
<p>Modification 28</p> <p>Policy A3</p>	<p>Change Policy A3 to read: 'Proposals that would result in the loss of parking spaces on town centre car parks must be accompanied by a report to demonstrate the impacts on overall town centre parking and how these will be addressed'</p> <p>Change para 4.25.4 to 'Action projects in Section 6 also seek to address related matters.'</p>	<p>To ensure clarity</p>
<p>Modification 29</p> <p>Policy A4</p>	<p>Change Policy A4 to read: 'Provision should be made for charging of electric vehicles for all new houses where this can be achieved on plot. The addition of charging facilities to places of work or leisure will be supported.'</p> <p>Replace para 4.26.1 to 4.26.3 with '4.26.1 In 2018, the government welcomes the Business, Energy and Industrial Strategy Committee's report 'Electric vehicles: driving the transition', stating that it 'shares the Committee's view that electric vehicles represent exciting opportunities for the UK as a tool to address greenhouse gas emissions, reduce air pollution, and as a new economic opportunity' This was followed up in July 2019 when the Department for Transport, Office of Low Emission Vehicles, launched a consultation on 'proposing that new-build homes are fitted with an electric car charging points.'</p> <p>4.26.2 A key element of the necessary infrastructure low emission vehicles is currently the provision of electric charging points at homes, at places of work, at places of leisure and so forth and at general public (and private) car parks. This Policy seeks to secure such provision in new housing developments and supports provisions elsewhere.</p>	<p>To align with national policy</p>

	4.26.3 While the emphasis of the Policy been on charging points for cars, the Town Council will encourage consideration to be given to provision for vehicles charging at non-domestic locations for e-bikes.'	
Modification 30 Policy SC1	<p>Delete the second para and bullet points of Policy SC1</p> <p>Change the numbering of the second para 4.27.2 to '4.27.3'</p> <p>Para 4.27.3 change to '...wherever possible and the Town Council would like to see new developments contributing to their retention and improvement and where possible, the provision of new facilities. The Community...'</p> <p>Change para 4.27.4 to '..September 2019. That closure has now taken place. This is a serious loss for the town in terms of its tourism role but also in terms of its long-standing use as a local venue for community events. It is also a loss that has caused considerable local concern, even a petition about keeping the hotel open' Any opportunities to bring the hotel back into use would be greatly valued, either through the existing owners or new owners.</p>	To ensure clarity and update text.
Modification 31 Policy SC2	<p>Change Policy SC2 to read: 'New community facilities in the town centre will be supported, subject to respecting local character, residential amenity and highway safety' (Delete rest of Policy)</p> <p>Para 4.28.1 delete third sentence, which is unsupported by substantive evidence (If larger....developments')</p>	To ensure the policy is not ambiguous
Modification 32 Policy SC3	<p>Change second sentence of Policy SC3 to 'The provision of new allotments will be supported'</p>	To ensure the policy is not ambiguous
Modification 33 Policy SC4	<p>Delete second sentence (New...OS1)</p> <p>Delete para 4.32.2, which includes a confusing reference to Local Green Space, which is the subject of another Policy in the Neighbourhood Plan and replace with 'Local Plan Core Strategy Policy OS1 sets out how new development should seek to provide appropriate play provision.'</p>	To avoid confusion and unnecessary cross referencing
Modification 34 Policy SC5	<p>Change Policy SC5 to read: 'The six areas identified on Figure 19 and supporting plans are designated as Local Green Space, which will be protected in a manner consistent with the protection of land within the Green Belt'</p>	To ensure clarity and precise boundaries are shown.

	Provide plans below Figure 19, preferably on an Ordnance Survey base, that clearly show the precise boundaries of each Local Green Space.	
Modification 35 Policy SC6	Policy SC6 delete second sentence (New ...network)	To ensure clarity
Modification 36 Policy 5A.1	<p>Policy 5A.1 change first sentence to 'The site is allocated for custom-build housing subject to the following;'</p> <p>Delete first and second bullet points</p> <p>Delete last sentence 'Timing..period'</p> <p>Delete last sentence of para 5.1.3, as it is unnecessary and confusing to refer to things that the Neighbourhood Plan does not do</p> <p>Delete para 5.1.4</p> <p>Change para 5.1.5 to '...employment land needed. The Neighbourhood Plan seeks to allocate further land for development to ensure that the Neighbourhood Plan can influence the sustainable growth of Ross-on-Wye'</p> <p>Delete para 5.1.6</p> <p>Move pages 91 to 100 to a new section of the Neighbourhood Plan, following the Policy section and before the Projects section.</p> <p>Replace the title 'other sites' with 'Opportunities'.</p> <p>Delete the 'Policy' reference numbers from the title of each site (5B.1 ect)</p> <p>Add new introductory paragraph 'The Town Council is generally supportive of the opportunities identified below. While these do not form allocations in the Neighbourhood Plan itself, the Town Council has set out its ideas in how the opportunities might come forward and this information is set out over the following pages.'</p> <p>I note that it is not necessary to include any additional maps or plans in this regard.</p> <p>Delete para 5.1.7 and replace with a new para; 'The Neighbourhood Plan allocates four sites for development and these are shown on Figure 21. Whilst the Town Council is also generally supportive of the development of land at The Chase and Broadmeadows /Tanyard, these do not comprise allocations in this Neighbourhood Plan. The Appendices include information setting out how the Town Council would like to</p>	To ensure clarity within the plan and distinguish policy from the non-policy sections.

	<p>see land at The Chase and at Broadmeadows / Tanyard come forward in the future.'</p> <p>Delete para 5.1.8 which reads as a Policy requirement, which it is not</p> <p>Delete para 5.1.9 which reads a Policy requirement, which it is not</p> <p>Delete para 5.1.10 the development plan is considered as a whole</p> <p>Delete para 5.2.1 to 5.2.4 – A development site is either allocated or is not allocated. The phrase 'fully allocated' appears meaningless. This section includes unnecessary statements and infers that land that is not allocated by the Neighbourhood Plan comprises an allocation. Part of this section also reads as a policy requirement, which it is not.</p> <p>Provide a revised Figure 21. Key should only show Allocated sites</p> <p>Further to the recommendations above delete para 4.12.5 to 4.12.10, which contain unnecessary information.</p>	
<p>Modification 37</p> <p>Policy 5A.2</p>	<p>Policy 5A.2 change first sentence to 'The site is allocated for housing subject to the following;'</p> <p>Delete last sentence 'Timing ...period' (which is unnecessary)</p>	To ensure clarity
<p>Modification 38</p> <p>Policy 5A.3</p>	<p>Policy 5A.3 change first sentence to 'The site is allocated for around 15 dwellings and open space or allotments subject to the following;'</p> <p>Change first bullet point to 'Development proposals must demonstrate safe access can be achieved at all times.'</p> <p>Delete second bullet point</p> <p>Change third bullet to 'Any public right of way must be retained or safely re-routed.'</p> <p>Delete last sentence of the policy</p> <p>Delete the last two sentences of para 5.3.9 and replace with 'Consequently, the policy highlights the requirement for safe access.'</p>	To ensure clarity
<p>Modification 39</p> <p>Policy 5A.4</p>	<p>Policy 5A.4 change first sentence to 'The site is allocated for housing subject to the following;'</p> <p>Delete first bullet point</p>	To ensure clarity

	<p>Delete last sentence 'Timing..period' (which is vague)</p> <p>Update para 5.3.15 and 5.3.16 to take account of the closure of the Childrens' Centre.</p>	
<p>Modification 40 Content</p>	<p>Update the contents and where necessary, policy, paragraph and page numbering to take account of the recommendations</p>	<p>To ensure the plan reads as a whole</p>

Appendix 6

HRA Screening of post examination Ross-on-Wye Neighbourhood Development Plan modified policies

NDP policies	HRA Screening of NDP modified policies				
	Likely activities (operations) to result as a consequence of the objective/option/policy	Likely effect if 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
Policy EN1 Ross Design Policy	This policy will not result in development but seeks to ensure the design and layout respect the local character.	None	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No, the policy would not result in development but is seeking to ensure that the design is in keeping with the surroundings	No
Policy EN2 Shopfronts and signage	This policy will not result in development but seeks to ensure the design and layout respect the local character.	None	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No, the policy would not result in development but is seeking to ensure that the shopfront design is in keeping with the surroundings	No
Policy EN3 Settlement boundary	Location of potential housing development within the settlement boundary	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands	No, water quality is not an issues in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there	No

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		protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected	SAC	is no significant effect to the biodiversity of any SAC	
Policy EN4 Infill and backland development	Policy to support small scale residential development	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). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No, water quality is not an issues in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	No
Policy EN5 Eco-building	Policy will not lead to development but seeks to encourage eco-friendly design	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). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No, water quality is not an issues in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	No
Policy EN6	Inclusion of solar and energy panels on	Unlikely that there will be any significant effects on	River Wye (including	No, Policy LD2 of the Core Strategy seeks to	No

Solar photovoltaic energy	buildings	the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife to ensure that the is not detrimentally effected	the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	
Policy EN8 Key views	The policy is seek to retain 4 key views	None	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No	No
Policy EN9 Green Infrastructure	The creation of green infrastructure would provide additional habitats and wildlife corridors for bats	none	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No	No
Policy EN10 Hard surfacing of drives and parking areas	Policy to encourage permeable paving surfaces	None	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No	No

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Policy H1 Self and custom build	The policy is encouraging self-building on development sites	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). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No, water quality is not an issues in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	No
Policy H2 Home working	Encourage small scale working for home	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). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No, water quality is not an issues in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	No
Policy H4 Town centre housing	Small scale housing over shops and town centre uses	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). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No, water quality is not an issues in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any	No

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		seeks to ensure water quality of the SAC is not detrimentally effected		SAC	
Policy H5 Living and working over shops	Small scale housing over shops and town centre uses	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). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No, water quality is not an issues in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	No
Policy E1 New employment development	The policy is seeking to support additional employment opportunities	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). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No, water quality is not an issues in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	No
Policy E2 Resisting out of town retail	Policy is seeking to resist out of town retail facilities	Unlikely that there will be any significant effects on the European Site. All developments are	River Wye (including the Lugg SAC). Wye Valley and Forest	No, water quality is not an issues in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure	No

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		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	of Dean Bat Sites SAC. Wye Valley Woodlands SAC	that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	
Policy E3 Town centre uses	The policy is aiming to focus retail development within the town centre	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). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No, water quality is not an issues in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	No
Policy A1 Sustainable transport	The policy is seeking to provide sustainable transport routes	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). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No, Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	No
Policy A2	This policy is seeking to provide walking and cycling routes	Unlikely that there will be any significant effects on the European Site. All	River Wye (including the Lugg SAC).	No, Policy LD2 of the Core Strategy seeks to ensure that all	No

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Walking and cycling		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	Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	development will only be permitted if there is no significant effect to the biodiversity of any SAC	
Policy A3 Walking and cycling signs	This policy is seeking to coordinate signage	None	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No	No
Policy A4 Provision of electric charging points	Provision of small scale charging points for electric vehicles	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). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No, water quality is not an issues in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	No
Policy SC1 Retaining community facilities	Retaining existing buildings and facilities	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	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands	No, water quality is not an issues in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there	No

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		wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected	SAC	is no significant effect to the biodiversity of any SAC	
Policy SC2 New community facilities	Provision of community facilities	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). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No, water quality is not an issues in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	No
Policy SC3 Allotments	Retain and provide additional allotments	The policy will seek to safeguard open spaces which will provide potential habitats and flight paths	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No	No
Policy SC4 Play areas	Retain and provide open spaces	The policy will seek to safeguard open spaces which will provide potential habitats and flight paths	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No	No
Policy SC5	Protection of local green	The policy is seeking to protect and safeguard	River Wye (including	No	No

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Local Green Space	open spaces	habitat	the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC		
Policy SC6 Telecommunications infrastructure	Additional telecom infrastructure connected with high speed broadband	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 to ensure that the is not detrimentally effected	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No, development will primarily be cabinets to house broadband technology. All developments will need to meet the requirements of Policy LD2.	No
Site allocations					
Cleeve Field Policy 5A.1	Housing development of 20 dwellings	The site is looking to include a strong landscape edge and retain existing hedgerows which will assist in providing any potential foraging areas for bats. 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 to ensure that the	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No, water quality is not an issues in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	No

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		is not detrimentally effected			
Merrivale Lane Policy 5A.2	Housing development of 30 dwellings	<p>The site is looking to retain existing hedgerows and existing trees which will assist in providing any potential foraging areas for bats.</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 to ensure that the is not detrimentally effected</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands SAC</p>	No, water quality is not an issues in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	No
Stoney Stile Policy 5A.3	Housing development of 15 dwellings, open space and allotments	<p>The site is looking to retain existing hedgerows and existing trees which will assist in providing any potential foraging areas for bats and provide new opportunities with additional open space and allotments.</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</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands SAC</p>	No, water quality is not an issues in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	No

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		protect biodiversity and wildlife to ensure that the is not detrimentally effected			
Ryefield centre Policy 5A.4	Reuse of the old Grammar School for 12 dwellings	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 to ensure that the is not detrimentally effected	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	No, water quality is not an issues in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC	No