

Appropriate Assessment

Report for:

Stretton Grandison Group Neighbourhood Area

May 2021



Stretton Grandison Group Neighbourhood Plan

Appropriate Assessment

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Executive summary

This report addresses the Appropriate Assessment (AA) stage of the HRA and considers the likely significant effects on the integrity of the River Wye (including the River Lugg) SAC. This NDP has been identified as requiring AA due to the neighbourhood area being within the hydrological catchment of the River Frome.

A previous Habitat Regulation Assessment has been undertaken on the Stretton Grandison Group Neighbourhood Plan dated August 2020, however recent advice and responses from Natural England is indicating that a Stage 2 Appropriate Assessment is required.

This report addresses the Appropriate Assessment stage; outlines the task undertaken, the findings and recommendations to support the Stretton Grandison Group Neighbourhood Plan through to adoption.

The Initial Screening report September 2015 found that the Neighbourhood Area is within the hydrological catchment of the River Frome SAC. The parish is 8 km away from the River Wye SAC but is within the River Frome catchment which is part of the hydrological catchment of the River Wye SAC. Therefore a full screening assessment is required.

The majority of the policies within the Stretton Grandison Group NDP are not site allocations but have criteria to support development. They would all require a further planning application. The four site allocations 1-4 in Stretton Grandison Group have also been assessed. It should be borne in mind that site allocations do not grant planning permission and all site allocations will be subject to a more detailed assessment at planning application stage.

The most significant issue with the Lugg catchment is regarding water quality and these issues form the majority of the assessment of these policies. The distance from the River Frome, River Lugg and River Wye results in no direct disturbance on the qualifying feature of the SAC from the policies within the development plan.

At this stage the appropriate mitigation measures can also be considered against each of the policies. The table with appendix 3 indicates where this has been the case. Herefordshire Council are investigating a wide range of mitigation measures and working with partners to resolve the current water quality issues within the Lugg catchment. The mitigation measures references within the document could be expanded and refined prior to any planning permissions in association with the policies of this development plan are approved.

The results of this Appropriate Assessment indicate that there will not be a significant effect on the integrity of the River Wye (including River Lugg) SAC or the (include any other) when the mitigation and avoidance measures have been taken into account.

1 Introduction

- 1.1 This report addresses the Appropriate Assessment (AA) stage of the HRA and considers the likely significant effects on the integrity of the River Wye (including the River Lugg) SAC. This NDP has been identified as requiring AA due to the neighbourhood area being within the hydrological catchment of the River Frome.
- 1.2 A previous Habitat Regulation Assessment has been undertaken on Stretton Grandison Group Neighbourhood Plan March 2020, however recent advice and responses from Natural England is indicating that a Stage 2 Appropriate Assessment is required.
- 1.3 This report addresses the Appropriate Assessment stage; outlines the task undertaken, the findings and recommendations to support the Stretton Grandison Group Neighbourhood Plan Neighbourhood Plan through to adoption.
- 1.4 Stretton Grandison Group Parish Council has produced Neighbourhood Plan for Stretton Grandison Group in order to set out the vision, objective and policies for development within the area up to 2031. This Neighbourhood Plan will support the policies within the adopted Herefordshire Core Strategy and if adopted form part of the Herefordshire Development Plan. The Neighbourhood Plan is current at post examination stage, pending a referendum.
- 1.5 Below shows a map of the neighbourhood plan

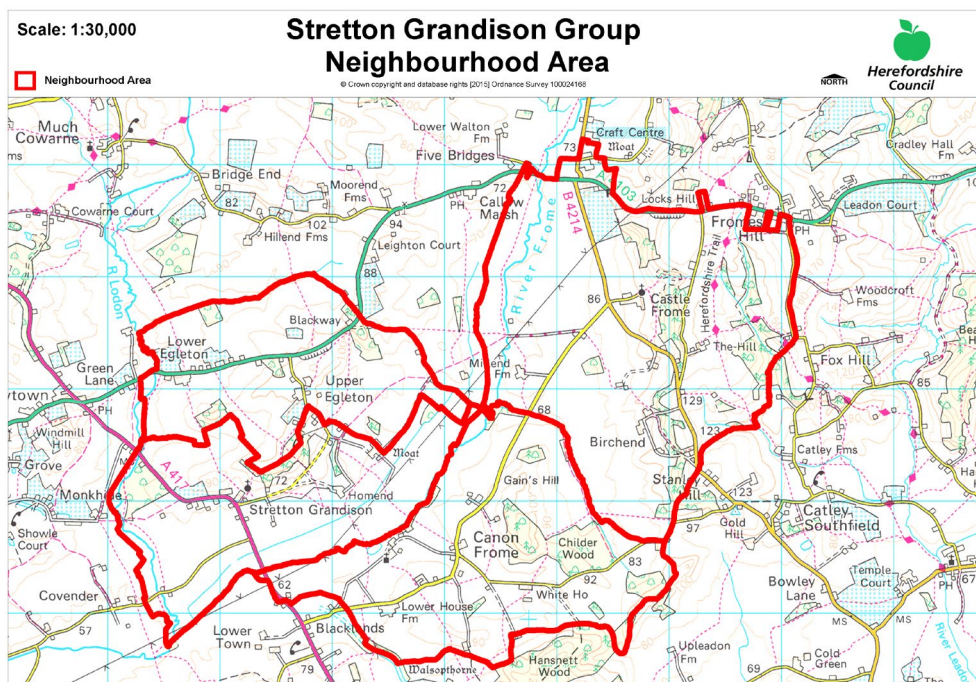


Figure 1 Map of Stretton Grandison Group area

2 Requirement for the HRA

- 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 and now included within the Conservation of Habitats and Species Regulation 2019 ‘the Habitats Regulations’. Therefore, when preparing its neighbourhood plan, Stretton Grandison 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 Herefordshire Council is aware of the recent judgment (People over Wind, Peter Sweetman vs Coillte). The Court of Justice of the European Union (CJEU) ruled that 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 September 2015 and concluded that a full HRA would be required
- 2.3 The Co-operation Mobilisation (The Dutch case) ruling will also have an impact on Herefordshire in the areas within the catchment of the River Lugg. As this Neighbourhood Area is within the River Lugg catchment area and therefore there is a requirement for a Stage 2 Appropriate Assessment to be undertaken.

3 Stage 2 – Appropriate Assessment

- 3.1 As highlighted above the Stretton Grandison Group Neighbourhood Plan is required to be subject to a Stage 2 Appropriate Assessment as it falls within the River Frome catchment area and within the River Wye (including Lugg) catchment area.
- 3.2 The screening under on September 2015 has identified that the plan may have potential impacts and effects on the following European sites:
 - River Wye (including the River Lugg) SAC

The map below shows the Stretton Grandison Group Neighbourhood Area in relation to the European Sites.

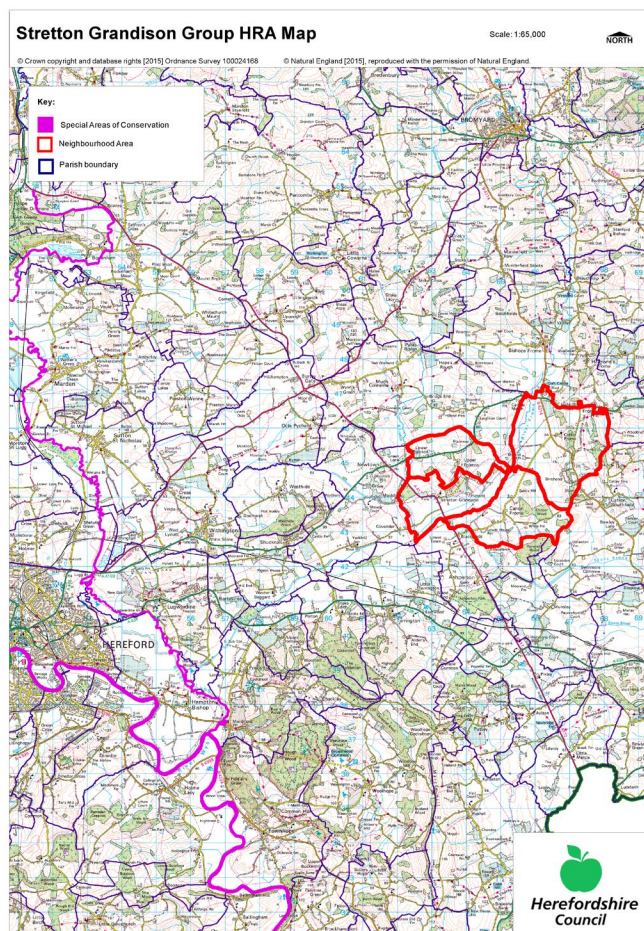


Figure 2-Map of SAC in Stretton Grandison Group

- 3.3 Previous Habitat Regulation Assessment have been undertaken in October 2019, March 2020, August 2019 and March 2020, whilst the neighbourhood plan has been in production. Consultation has taken place on each iteration of the report and these can be seen in Appendix 2. Recent advice and responses have indicated that further Appropriate Assessment work is required specifically within the River Lugg catchment area to consider the impact of any Neighbourhood Plan on water quality within the catchment.
- 3.4 The requirements of the Appropriate Assessment can be broken down into 5 areas;
- 1 Scoping
 - Collect information regarding the National Network Site
 - Any additional Environment Condition information
 - 2 Assessing the impacts
 - Assess the impacts of the neighbourhood plan policies and proposals
 - Consider the in-combination effects
 - Consider the cumulative effects
 - 3 Mitigation measures
 - Consider the potential mitigation measures
 - 4 Summary and recommendations
 - 5 Consultation

4 Scoping

- 4.1 The initial Screening report September 2015 found that the Neighbourhood Area is within the hydrological catchment of the River Wye (including the River Lugg) SAC. The parish is 8km away from the River Wye but is within the River Frome catchment which is part of the hydrological catchment of the River Wye SAC. Therefore a full screening assessment is required.
- 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 River Wye forms one of the longest near natural rivers in England and Wales. It is within Herefordshire runs from Hay-on-Wye to Monmouth passing through Hereford and Ross-on-Wye. This section of the river is a rare example of eutrophic river and has not been subject to straightening.

There are a number of qualifying site features within the English section of the River Wye SAC:

- Water crowfoot vegetation
- White-clawed crayfish
- Sea Lamprey
- Brook lamprey
- River Lamprey
- Twaite shad / Allis shad
- Atlantic salmon
- Bullhead
- Otter

- 4.4 The issues associated with maintaining the sites integrity include water levels and flow, water quality, (eutrophication), (nitrogen enrichment), sedimentation, disturbance and species maintenance.
- 4.5 The vulnerability data is indicating that any site allocations and policies should avoid developments within 100m of the designated banks to avoid proximity impacts.
- 4.6 The River Wye SAC can be sensitive to changes in water quantity and quality. There are some sections of the River Wye SAC, mainly the River Lugg catchment area, where the water quality targets are already exceeding set levels and therefore the river is failing its 'favourable condition' status. This area is subject to measure to reduce nutrients particularly phosphates in line with the targets. In light of the interpretation of the Dutch Case where a 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 upon or are uncertain. The neighbourhood plan being assessed here is within the Lugg catchment area.
- 4.7 However, the River Wye SAC as a whole is not currently failing its conservation status water quality levels but there are growth concerns that other stretches of the river could deteriorate in water quality following future Environment Agency testing.

Environmental condition data for the River Wye SAC

- 4.8 The River Lugg is considered to be 'failing' its water quality targets because it has exceeded the phosphate limit over 3 years testing period. Testing is undertaken between March and September by the Environment Agency.
- 4.9 Phosphorous enter the river via two distinct avenues: point source pollution (waste water treatment works 'WWTW') and diffuse source pollution (run off from roads and agricultural).
- 4.10 Discharges from WWTW are monitored and controlled by the issuing of Permitted Discharge Consents but diffuse pollution depends upon a number of different factors including land management, stock near to rivers and run off.
- 4.11 The Wye and Lugg Monitoring Dashboard indicates that as at 2019 (the latest figures published), the phosphate levels within the River Lugg at the testing point at Mordiford Bridge were recorded as 0.12mg/l with the target set at 0.05mg/l.
- 4.12 In 2019, the sewerage treatment works within the Lugg catchment area were reporting 100% compliance with phosphate limits.
- 4.13 For the Upper Wye (at Carrots Pool, Hereford) it is within target at 0.01mg/l against the target of 0.03mg/l and within the Lower Wye (at Holme Lacy) it is 0.03mg/l against the target of 0.03mg/l. The sewerage treatment works within the Upper and Lower Wye are also reporting 100% compliance with their phosphate limits.

5 Description of the Stretton Grandison Group Neighbourhood Plan

- 5.1 The draft Stretton Grandison Group Neighbourhood Plan presents detailed policies for development in the Neighbourhood Area up to 2031. All neighbourhood plans are required to be in general conformity with the adopted Herefordshire Core Strategy. Proportional growth for development is contained within the Core Strategy Policy RA1 and RA2 and neighbourhood plans will seek to allocate this proportional of development to be in conformity with the Core Strategy.

- 5.2 The Plan begins by introducing its preparation and highlighting its issues. It then details the vision for the parish over the plan period until 2031 together with a eleven objectives to realise that vision:

The three overarching objectives cover the following topics.

- Housing- Includes 4 objectives for housing development strategy.
- Environment- Includes 4 objectives for environmental preservation and improvement.
- Economy-Includes 3 objectives for economic development.

- 5.3 The initial options for the NDP (refer to appendix 4) were assessed to determine their environmental impact that could affect the River Wye SAC. Of the 12 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.
- 5.4 The neighbourhood plan considered 15 site options in order to demonstrate potential to deliver proportionate growth within Stretton Grandison Group NDP area. After considering the options the Neighbourhood Plan also sets out 11 general policies on a variety of topic bases areas and 4 site allocations. These policies include:

Site Allocations

- Site 1: Land at Townsend barns, Stretton Grandison 4-5 dwellings
- Site 2: Land at Vicarage Cottage, Canon Frome 3 dwellings
- Site 3: Land at The Barn, Canon Frome 5 dwellings
- Site 4: Land east of A417 (north), Stretton Grandison (Former Orchard area adjacent School Cottages, Stretton Grandison) 1 dwelling

- 5.5 The plan has currently reached post examination stage and the report assesses the policies as at May 2021.

- SG1 Settlement Boundaries
- SG2 Options for Housing Sites
- SG3 Affordable Housing at Canon Frome Court
- SG4 Housing Mix
- SG5 Protecting local landscape character and wildlife
- SG6 Design guidelines for Stretton Grandison Conservation area
- SG7 Design principles- Protecting and enhancing heritage and local character
- SG8 Design principles- promoting high quality and sustainable design
- SG9 Re-Use of former agricultural buildings for local economic development
- SG10 New agricultural buildings and poly tunnels
- SG11 Community led renewable energy schemes

6 Assessing the impacts of the Stretton Grandison Group Neighbourhood Plan

- 6.1 Each of the policies and proposals of the neighbourhood plan have been considered in more detail to ascertain whether the impacts are likely to have a significant effect on the site integrity and in combination with other neighbourhood plans and policies.

Stretton Grandison Group NDP AA

6.2 There are a number of potentially relevant plans and projects which may result in in-combination effects with the Core Strategy across Herefordshire, these plans have been reviewed and can be found in Appendix 2 of the HRA of the Core Strategy and specifically for this neighbourhood plan in the Stage A report dates (January 2016).

6.3 In terms of growth, the neighbourhood plan does not contribute above and beyond the growth targets for the housing market area requirements as set out within the Core Strategy.

The current status of Neighbourhood Plans in the adjoining areas area:

- Ashperton-Awaiting referendum
- Yarkhill- Adopted NDP
- Bishops Frome NDP- Adopted NDP
- Pixley and District- Adopted NDP

6.4 The combination of the growth proposed within these plans does not exceed that set out within the Core Strategy.

6.5 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 review work on the Nutrient Management Plan, have both been considered as part of the in-combination assessment.

6.6 It is unlikely that the Stretton Grandison Group 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 Ledbury Housing Market Area in the Herefordshire Core Strategy.

6.7 A matrix has been used to assess all the policies and proposals within the neighbourhood plan and full details can be seen in appendix 3.

7 Mitigation measures

7.1 An Appropriate Assessment is being undertaken as the Stretton Grandison Group Neighbourhood Plan is located within the River Frome catchment area.

7.2 It is therefore the ability to consider any potential mitigation measures which could be applied which would reduce the likely significant effects on the integrity of the site. The following potential mitigation measures are indicated below.

7.3 Policy SD4

Policy SD4 is contained within the adopted Herefordshire Core Strategy. This is not seen as a mitigation measure as the development plan should be read as a whole. However compliance with the policy is required for any planning application within the River Lugg catchment area. Therefore no site allocations proposed within the neighbourhood plan will receive planning permission unless they can also meet the criteria of Policy SD4.

7.4 It should be borne in mind that site allocations do not grant permission for a site and do not directly lead to development. All site allocations will still require planning permission to be granted before any development can take place. This means that all site allocation will be subject to a further environmental assessment/Habitat Regulation Assessment/Appropriate Assessment prior to development taking place or any potential impact to the SAC directly.

7.5 **Waste Water Sewage Treatment works**

Dwr Cymru Welsh Water (DCWW) are making improvements to its Waste Water Treatment Works to reduce phosphate levels from the treatment discharge. DCWW are on target to deliver requirements within the AMP7 assessment management planning. The following treatment works within the River Wye catchment have or proposed to have phosphate limits:

- Eign, Hereford
- Rotherwas, Hereford
- Ross Lower Cleeve
- Bromyard
- Pontrilas
- Kingstone and Madley
- Leominster)
- Moreton on Lugg
- Kington

7.5 **Nutrient Management Plan review**

The Dutch judgment means that the current Nutrient Management Plan (NMP) can no longer be relied upon as mitigation as there is not enough certainty that the measures set out within the current plan can be delivered. Therefore the current NMP does not provide reasonable scientific certainty as a mitigation measure.

7.6 The Nutrient Management Board comprises of a number of partners including Natural England, Environment Agency, National Farms Union, local planning authorities and Welsh Water.

7.7 The Board is working on reviewing and revising the NMP so that the measures contained within it can be relied upon as mitigation once more. The anticipated timescale for this is within the development plan period.

7.8 **Proposed wetlands and the Interim Development Plan**

Herefordshire Council are currently investigating the potential for integrated wetlands to assist in the reduction of phosphate levels within the catchment. Wetlands can remove phosphorous from surface water runoff or stream flow or remove the final effluent from waste water treatments plants or package treatment plants. They are designed to filter, use sedimentation and plant take up. If the management of wetlands can be secured then they will provide a significant reduction in phosphorous within the catchment.

7.9 The emerging Interim Development Plan will include the proposed wetlands and other agricultural measures including buffer zones which will provide a reduction in phosphorous in the catchment.

7.10 **Nutrient Neutral / betterment**

Nutrient Neutral is where mitigation measures or avoidance included within the neighbourhood plan can counterbalance any phosphate increase attributed to the plan's policies and proposals or would lead to betterment. Neutrality will need to be demonstrated with certainty. The development will need to show that it avoids harm to the protected site or provided the level of mitigation required to ensure that there is no adverse effects.

7.11 **Interim approach to planning applications**

There remains potential for a positive appropriate assessment to enable development to proceed, on Natural England's advice, where it can be demonstrated that development is nutrient neutral as outlined above. Seven criteria have been established where phosphates would be unlikely to reach the river as there is no pathway for impacts, these would be adjudged during the planning application stage.

These are:

- Drainage fields is more than 50m from the designated site boundary and;
- Drainage field is more than 40m from any surface water feature (ditch, drain, watercourse and;
- Drainage field is in an area with a slope no greater than 15% and;
- Drainage field is in an area where the high water table groundwater depth is at least 2m below the surface at all times and;
- The drainage field will not be subject to significant flooding, e.g. it is not in flood zone 2 or 3 and;
- There are no other known factors which would expedite the transport of phosphorus for example fissured geology, insufficient soil below the drainage pipes, known sewer flooding, conditions in the soil/geology that would cause remobilisation phosphorus, presence of mineshafts, etc **and**;
- To ensure that there is no significant in combination effect, the discharge to ground should be at least 200m from any other discharge to ground.

8 Summary of findings

8.1 This assessment has considered the likely significant effects of the Stretton Grandison Group Neighbourhood Plan on the following National Network Sites

- River Wye (including Lugg SAC)

8.2 As the neighbourhood area falls within the River Lugg catchment area these have been specifically reviewed in light of recent advice from Natural England.

8.3 The table within Appendix 3 show the detail of each policy and proposals assessed.

8.4 After an initial screening 5 policies are concerned to have potential likely significant effects.

- Policy SG1: Settlement Boundary
- Policy SG2: Housing Sites
- Policy SG9: Re-Use of former agricultural buildings for local economic development
- Policy SG10: New agricultural buildings and poly tunnels
- Policy SG11: Community led renewable energy schemes

8.5 The 4 site allocations S1, S2, S3 and S4 have also been assessed. It should be borne in mind that site allocations do not grant planning permission and all site allocations will be subject to a more detailed assessment at planning application stage.

8.7 The most significant issue with the Frome catchment is regarding water quality and this forms the majority of the assessment of these policies. The distance from the River Frome River Lugg and River Wye results in no direct disturbance on the qualifying feature of the SAC from the policies within the development plan.

8.8 At this stage the appropriate mitigation measures can also be considered against each of the policies. The table with appendix 3 indicates where this has been the case. Herefordshire Council are to investigate a wide range of mitigation measures and working with partners to resolved the current water quality issues within the Lugg catchment. The mitigation measures references within the document could be expanded and refined prior to any planning permissions in association with the policies of this development plan are approved.

- 8.9 **The results of this Appropriate Assessment indicate that there will not be a significant effect on the integrity of the River Wye (including River Lugg) SAC or the (include any other) when the mitigation and avoidance measures have been taken into account.**

9 Consultation

- 9.1 This report will accompany the final version of the Stretton Grandison Group Neighbourhood Plan. The AA will have a 5 week consultation and referendum. If the referendum is successful the NDP will be made/adopted.

Appendix 1

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

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

Conservation of Habitats and Species Regulations 2010 (d)

Neighbourhood Area:	Stretton Grandison Group Neighbourhood Area
Parish Council:	Stretton Grandison Group Parish Council
Neighbourhood Area Designation Date:	21/09/2015

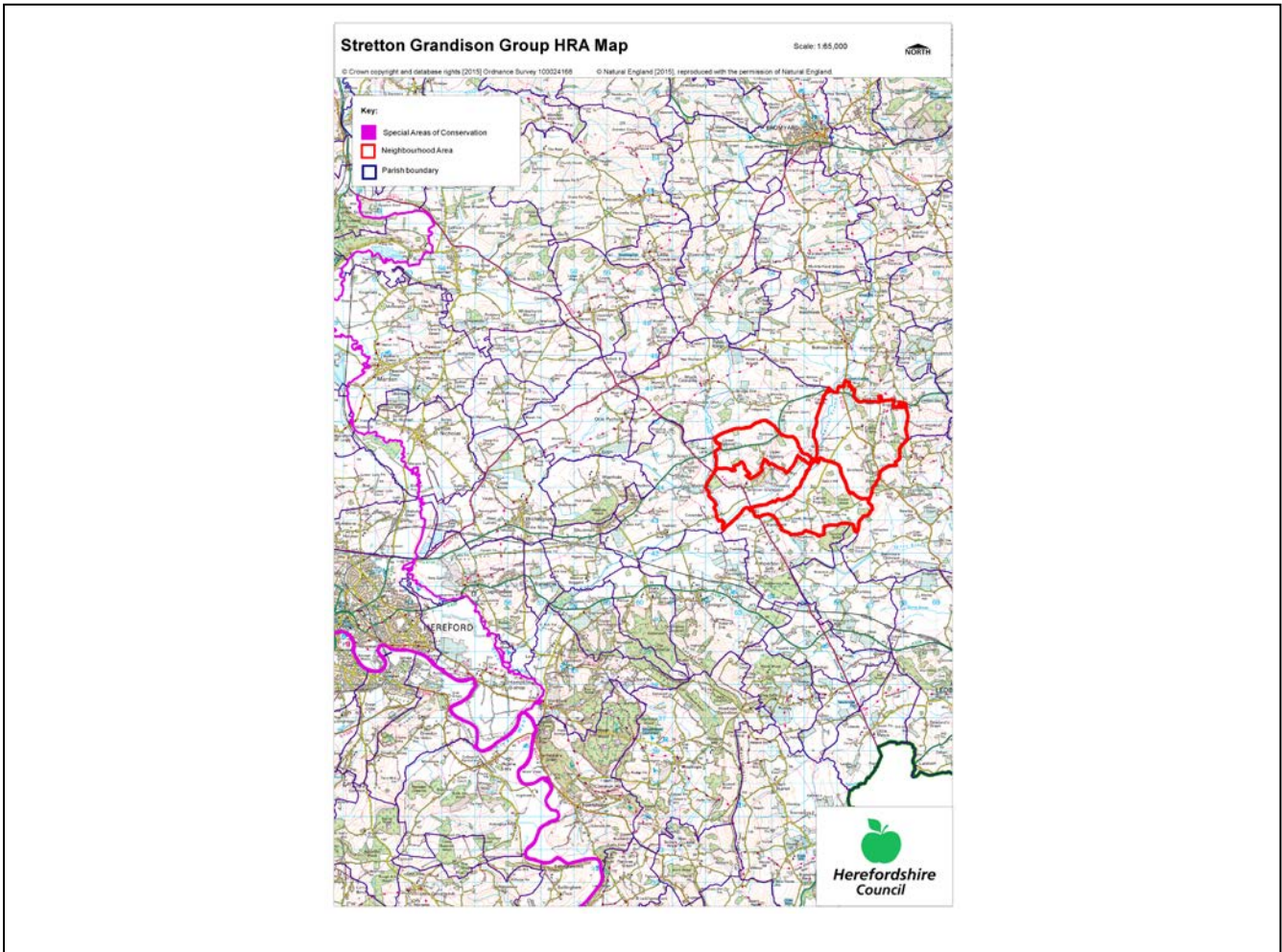
Introduction

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

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

HRA Initial Screening

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



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

Does the Neighbourhood Area have the River Wye (including the River Lugg) in or next to its boundary?	N	The River Wye/Lugg is 8km away from the Group Parish
Is the Neighbourhood Area in the hydrological catchment of the River Wye (including the River Lugg) SAC?	Y	The Group Parish is within the hydrological catchment of the River Frome (to Lugg).
If yes above, does the Neighbourhood Area have mains drainage to deal with foul sewage?	Y	There is mains drainage at Stretton Grandison.

Downton Gorge SAC:

Is the Neighbourhood Area within 10km of Downton Gorge SAC?	N	Downton Gorge is 33.5km away from the Group Parish.
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River Clun SAC:

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

Is the Neighbourhood Area within 10km of any of the individual sites that make up the Wye Valley & Forest of Dean Bat Sites?	N	Wye Valley and Forest of Dean Bat Sites are 22.5km away from the Group Parish.
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Wye Valley Woodlands SAC:

Is the Neighbourhood Area within 10km of any of the individual sites that make up the Wye Valley Woodlands Site?	N	Wye Valley Woodlands are 28.1km away from the Group Parish.
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HRA Conclusion:

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

European Site

(List only those which are relevant from above)

River Wye (including the River Lugg) SAC

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

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

SEA features	Within Neighbourhood Area		Bordering Neighbourhood Area	
	Total number	Name(s)	Total number	Name(s)
Ancient Woodland	7	Ibbridge Coppice; Blackway Coppice; Fishpool Wood; Camp Coppice; Yew Tree Coppice; Meephill Coppice; Hansnett Wood.	4	Leighton Court Wood; Cheyney Court Wood; Beacon Hill Wood; Ashperton Park.
Areas of Outstanding Natural Beauty (AONB)	0	-	0	-
Conservation Areas	1	Stretton Grandison.	0	-
Flood Areas	Flood Zones 2 and 3 follow the River Frome, and a tributary of this along the west of the Group Parish boundary.			
Geoparks	0	-	1	Malvern Hills Geopark
Listed Buildings	There are numerous Listed Buildings throughout the Group Parish.			
Mineral Reserves	2	Stretton Grandison to Canon Frome to Bishops Frome; River Lodon, Monkhide to Yarkhill to Bartestree.	0	-
National Nature Reserve (NNR)	0	-	0	-
Nature Trails	1	Herefordshire Trail.	0	-
Regionally Important Geological Sites (RIGS)	0	-	0	-
Registered Parks and Gardens	0	-	0	-

Scheduled Ancient Monuments (SAM)	3	Roman fort and outworks 550 yds (500m) SW of Canon Frome Court; Roman settlement; Castle Frome Castle.	0	-	
Sites of Importance in Nature Conservation (SINCs)	0	-	0	-	
Special Areas of Conservation (SAC)	0	-	0	-	
Special Wildlife Sites (SWS)	11	Blackway Coppice; Fishers Coppice; River Frome; Foxhill & Fishpool Wood; Woodlands above Birchend; MeePhill Coppice & Childer Wood; Highlea Wood; Hansnett Wood; Pond at Canon Frome Court; Woodland near Millend Cottage; Old canal at Ashperton.	8	Gorse Wood; Cheyney Court Wood; Meadows at Catley Farm; Fields near Merrings Farm; Ashperton Park; Old canal at Monkhide; Cowarne Wood; Ash Coppice.	
Unregistered parks and gardens	2	Homend; Canon Frome Court.	3	Cowarne Court; Upleadon Court; Leadon Court.	
			SSSI Status		
Sites of Special Scientific Interest (SSSI)	1	Birchend	Favourable / Unfavourable Recovering	0	-
					SSSI Status

Decision Notification:

The initial screening highlights that the Neighbourhood Development Plan for the Stretton Grandison Group Neighbourhood Area:

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

Assessment date: 17/09/2015

Assessed by: James Latham

Appendix 1: European Sites

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

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

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

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

Wye Valley and Forest of Dean Bat Sites

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

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

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

NDPs closest to the European Site will need to consider:

Woodland habitat buffer.

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

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

Wye Valley Woodlands

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

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

Appendix 2

Consultation Feedback

Consultation date: 4 November to 16 December 2019 (Reg14)

*N.B. This consultation feedback is **only** for comments received on the HRA draft report*

Consultee	Summary of Comments	Response to Comments
Natural England	No comments received	
Heritage England	No comments received	
Environment Agency	No comments received	
Natural Resources Wales	No comments received	

Consultation date: 18 March to 29 April 2020 (Reg16)

Consultee	Summary of Comments	Response to Comments
Natural England	No comments received	
Heritage England	No comments received	
Environment Agency	No comments received	
Natural Resources Wales	No comments received	

Appendix 3

Neighbourhood Plan Policy Screening –Stretton Grandison Group Neighbourhood Plan

Policy Number	Potential effect	In-combination effects	Likely Significant effect (Yes/ No and state how)
Policy SG1 Settlement Boundaries	The location of the development is currently unknown, its implementation will be subject to a planning application.	Defining the area for potential housing growth Increased traffic Increased demand on water abstraction Increased demand on sewage treatment Erosion/ Trampling Non-Physical disturbance such as noise, vibration and light pollution Air pollution	LSE. The policy is seeking to deliver 23 houses in the parish within the plan period. This policy identifies the settlement boundary for Lower Eggleton, Fromes Hill, Stretton Grandison, Canon Frome and Eggleton.
Policy SG2 Housing Sites	The location of the development is currently unknown, its implementation will be subject to a planning application.	Defining the area for potential housing growth Increased traffic Increased demand on water abstraction Increased demand on sewage treatment Erosion/ Trampling Non-Physical disturbance such as noise, vibration and light pollution Air pollution	LSE. The policy is seeking to deliver 23 houses in the parish, including 14 houses on 4 sites. These will be within or adjacent to the settlement boundary.
Policy SG3 Affordable Housing at Canon Frome Court (up to 8 units)	Policy itself will not lead to development. This policy sets out criteria for affordable housing	None identified.	No LSE. This policy does not lead to development itself. This policy sets out criteria to ensure sites over 10, should provide a tenure up to 40% affordable housing in the parish.
Policy SG4 Housing Mix	Policy itself will not lead to development. This policy sets out criteria to encourage a mix	None identified.	No LSE. This policy does not lead to development itself. This policy sets out criteria to ensure sites over 10, should

Policy Number	Potential effect	In-combination effects	Likely Significant effect (Yes/ No and state how)
	of housing to helps meet local needs.		provide a tenure up to 40% affordable housing in the parish.
Policy SG5 Protecting local landscape character and wildlife	Policy is seeking to conserve, enhance landscape, protect wildlife and the natural environment.	None identified.	No LSE. This policy is seeking to avoid adverse effects on the River Wye SAC. The policy seeks to protect wildlife and the natural environment of the parish.
Policy SG6 Design guidelines for Stretton Grandison Conservation area	Policy itself will not lead to development. This policy sets design criteria for Stretton Grandison Conservation area to ensure development is fitting to its historic environment.	None identified.	No LSE. This policy sets out design criteria for new housing in the SG conservation area to adhere to. This policy does not lead to development itself.
Policy SG7 Design principles- Protecting and enhancing heritage and local character	Policy itself will not lead to development. This policy aims to protects and enhance the historic character of the group parish.	None identified.	No LSE. This policy sets out design criteria for new housing to adhere to. This policy does not lead to development itself.
Policy SG8 Design principles- Promoting high quality and sustainable design	Policy itself will not lead to development. This policy sets out criteria to encourage high quality sustainable design.	None identified.	No LSE. This policy sets out sustainable design criteria for new housing to adhere to. This policy does not lead to development itself.
Policy SG9 Re-Use of former agricultural buildings for local economic development	The location of the development is currently unknown, its implementation will be subject to a planning application.	Increased traffic Increased demand on water abstraction Increased demand on sewage treatment Erosion/ Trampling Non-Physical disturbance such as noise, vibration and light pollution Air pollution	LSE. The policy is sets out criteria to re-use agricultural buildings for commercial use.
Policy SG10 New Agricultural Buildings and Poly Tunnels	The location of the development is currently unknown, its	Increase in vehicle traffic. Increased demand for water abstraction and sewage treatment.	LSE. The policy is seeking to deliver new agricultural buildings and poly

Policy Number	Potential effect	In-combination effects	Likely Significant effect (Yes/ No and state how)
	implementation will be subject to a planning application.	Erosion/ Trampling Non-Physical disturbance such as noise, vibration and light pollution Air pollution	tunnels in the parish within the plan period.
Policy SG11 Community led renewable energy schemes	The location of the development is currently unknown, its implementation will be subject to a planning application.	Construction traffic Erosion/ Trampling Non-Physical disturbance such as noise, vibration and light pollution Increased demand on sewage treatment in the construction phase.	LSE. The locations of any development is yet to be known, its implementation will be subject to a planning application. This policy may lead to community led renewable energy development.

Site Allocation	Potential effect	In-combination effects	Likely Significant effect
Site 1: Land at Townsend barns, Stretton Grandison	This site is expected to provide 4-5 houses. The site could have a likely to have an impact on water quality.	Policy for housing development in line with Core Strategy targets. Increase in vehicle traffic. Increased demand for water abstraction and sewage treatment. Erosion/ Trampling Non-Physical disturbance such as noise, vibration and light pollution Air pollution	LSE. This site allocation could lead to significant effects on the water and environmental quality.
Site 2: Land at Vicarage Cottage, Canon Frome	This site is expected to provide up to 3 houses. The site could have a likely to have an impact on water quality.	Policy for housing development in line with Core Strategy targets. Increase in vehicle traffic. Increased demand for water abstraction and sewage treatment. Erosion/ Trampling Non-Physical disturbance such as noise, vibration and light pollution Air pollution	LSE. This site allocation could lead to significant effects on the water and environmental quality.

Site Allocation	Potential effect	In-combination effects	Likely Significant effect
Site 3: Land at The Barn, Canon Frome	This site is expected to provide up to 5 houses. The site could have a likely to have an impact on water quality.	Policy for housing development in line with Core Strategy targets. Increase in vehicle traffic. Increased demand for water abstraction and sewage treatment. Erosion/ Trampling Non-Physical disturbance such as noise, vibration and light pollution Air pollution	LSE. This site allocation could lead to significant effects on the water and environmental quality.
Site 4: Land east of A417 (north), Stretton Grandison (Former Orchard area adjacent School Cottages, Stretton Grandison)	This site is expected to provide up to 1 house. The site could have a likely to have an impact on water quality.	Policy for housing development in line with Core Strategy targets. Increase in vehicle traffic. Increased demand for water abstraction and sewage treatment. Erosion/ Trampling Non-Physical disturbance such as noise, vibration and light pollution Air pollution	LSE. This site allocation could lead to significant effects on the water and environmental quality.

Appropriate Assessment policy assessment – Stretton Grandison Group Neighbourhood Plan

Policy SG1: Settlement Boundary

Likely signification effect – foul water, surface water, water quality in the river.

Mitigation	Description
Policy SD4	The delineation of a settlement boundary does not grant full planning permission or lead to development. This policy also identifies the countryside will need to accommodate development in association with agriculture, tourism and other rural enterprises. A planning application will be required and any application will need to meet the requirements of Policy SD4.
Main sewerage system	Only part of Stretton Grandison Group is covered by mains drainage, Stretton Grandison village has the ability to connect to the mains. Site 1 will require some level of offsite works to connect to the network. Canon Frome, Fromes Hill, Lower Eggleton and Eggleton settlement boundaries are not covered by the main sewerage area and is likely to rely on private foul treatment, in line with Policy SD4 of the Core Strategy. The majority of the proportional growth will be targeted to these areas.
WWTW	The majority of any future development is within the Welsh Water Treatment Works catchment area for Stretton Grandison. Welsh Water are reporting sufficient capacity within the works for development. The proportional growth requirement is within the expected for the Ledbury Market area within the Core Strategy and agreed by Welsh Water. The treatment works is not listed as having phosphate stripping and there are no additional upgrades within the current AMP programme
Integrated Wetlands	A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period.
Revised Nutrient Management Plan	A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period.
In-combination policies	Criteria include in policy SG2 ensures there is appropriate facilities to deal with sewerage and waste water in the identified housing sites. Policy SG5, sets out criteria to safeguard biodiversity, the natural environment and drainage of waterside meadows. Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.

Possible Mitigation measures:

Residual effects – Having taken the above mitigation measures into account, it is considered that there is sufficient policy requirements and mitigation measures that require to be met by any resulting planning application in relation to the designation of the settlement boundaries within the Stretton Grandison Group NDP. These mitigation measures ensure that the likely significant effects of the development plan have been removed. There are not residual outstanding effects.

Conclusion - The delineation of a settlement boundary within the plan does not directly lead to development. All infill sites within the boundary and housing within the 'open countryside' require a planning application which demonstrates that the Policy SD4 and Policy SG5 have been met and taking into account the mitigation measures highlighted above it is concluded that no likely significant effects would result with regards to the Stretton Grandison Group NDP Policy SG1.

Policy SG2: Housing Sites

Likely signification effect – foul water, surface water, water quality in the river.

Possible Mitigation measures:

Mitigation	Description
Policy SD4	This policy sets out the scale of housing (14 dwellings) the group parish should aim to provide. This does not grant full planning permission or lead to development. A planning application will be required and any application will need to meet the requirements of Policy SD4.
Main sewerage system	Only part of Stretton Grandison Group is covered by mains drainage, Stretton Grandison village has the ability to connect to the mains. Site 1 will require some level of offsite works to connect to the network. Canon Frome, Fromes Hill, Lower Eggleton and Eggleton settlement boundaries are not covered by the main sewerage area and is likely to rely on private foul treatment, in line with Policy SD4 of the Core Strategy. The majority of the proportional growth will be targeted to these areas.
WWTW	The majority of any future development is within the Welsh Water Treatment Works catchment area for Stretton Grandison. Welsh Water are reporting sufficient capacity within the works for development. The proportional growth requirement is within the expected for the Ledbury Market area within the Core Strategy and agreed by Welsh Water. The treatment works is not listed as having phosphate stripping and there are no additional upgrades within the current AMP programme
Integrated Wetlands	A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period.
Revised Nutrient Management Plan	A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period.
In-combination policies	Criteria include in policy SG2 ensures there is appropriate facilities to deal with sewerage and waste water in the identified housing sites. Policy SG5, sets out criteria to safeguard biodiversity, the natural environment and drainage of waterside meadows. Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.

Residual effects – Having taken the above mitigation measures into account, it is considered that there is sufficient policy requirements and mitigation measures that require to be met by any resulting planning application in relation to four site allocations. These mitigation measures ensure that the likely significant effects of the allocation within the development plan have been removed. There are not residual outstanding effects.

Conclusion – The possible allocation of a development of 14 dwellings in four identified housing sites, the parish as specified within the plan does not directly lead to development. All site allocations or future development will require a planning application, which demonstrates that the Policy SD3, SD4 and Policy SG5 have been met, and taking into account the mitigation measures highlighted above it is concluded that no likely significant effects would result in regards to policy SG2.

Policy SG9 Re-Use of former agricultural buildings for local economic development

Likely signification effect – foul water, surface water, water quality in the river.

Possible Mitigation measures:

Mitigation	Description
Policy SD4	The policy does not grant permission or lead to development in itself. It sets out criteria for the re use of agricultural buildings for commercial use. A planning application will be required and any application will need to meet the requirements of Policy SD4.
Main sewerage system	The site is not known at this stage, the policy covers criteria for the re use of agricultural buildings within the settlement boundary and countryside. Only part of Stretton Grandison Group is covered by mains drainage, Stretton Grandison village has the ability to connect to the mains. Canon Frome, Fromes Hill, Lower Eggleton and Eggleton settlement boundaries are not covered by the main sewerage area and is likely to rely on private foul treatment, in line with Policy SD4 of the Core Strategy. The majority of the proportional growth will be targeted to these areas.
WWTW	The majority of any future development is within the Welsh Water Treatment Works catchment area for Stretton Grandison. Welsh Water are reporting sufficient capacity within the works for development. The proportional growth requirement is within the expected for the Ledbury Market area within the Core Strategy and agreed by Welsh Water. The treatment works is not listed as having phosphate stripping and there are no additional upgrades within the current AMP programme.
Integrated Wetlands	A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period.
Revised Nutrient Management Plan	A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period.
In-combination policies	Policy SG5, sets out criteria to safeguard biodiversity, the natural environment and drainage of waterside meadows. Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.

Residual effects – Having taken the above mitigation measures into account, it is considered that there are sufficient policy requirements and mitigation measures to ensure that any resulting planning application in relation to the re use of agricultural buildings for commercial use would enable the likely significant effects of the allocation to be removed after the site has been identified. There are therefore no residual outstanding effects.

Conclusion – The possible development for and the re-use of an agricultural building for commercial use, as specified within the plan does not directly lead to development. All future development will require a planning application which demonstrates that the Policy SD3, SD4 and Policy SG5 have been met, and taking into account the mitigation measures highlighted above it is concluded that no likely significant effects would result in regards to policy SG9.

Policy SG10 New Agricultural Buildings and Poly Tunnels

Likely signification effect – foul water, surface water, water quality in the river.

Possible Mitigation measures:

Mitigation	Description
Policy SD4	The policy does not grant permission or lead to development in itself. It sets out criteria for new agricultural buildings and poly tunnels. A planning application will be required and any application will need to meet the requirements of Policy SD4.
Main sewerage system	The site is not known at this stage, the policy covers criteria for agricultural buildings and poly tunnel development within the NDP area. Only part of Stretton Grandison Group is covered by mains drainage, Stretton Grandison village has the ability to connect to the mains. Canon Frome, Fromes Hill, Lower Eggleton and Eggleton settlement boundaries are not covered by the main sewerage area and is likely to rely on private foul treatment, in line with Policy SD4 of the Core Strategy. The majority of the proportional growth will be targeted to these areas.
WWTW	The majority of any future development is within the Welsh Water Treatment Works catchment area for Stretton Grandison. Welsh Water are reporting sufficient capacity within the works for development. The proportional growth requirement is within the expected for the Ledbury Market area within the Core Strategy and agreed by Welsh Water. The treatment works is not listed as having phosphate stripping and there are no additional upgrades within the current AMP programme.
Integrated Wetlands	A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period.
Revised Nutrient Management Plan	A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period.
In-combination policies	Policy SG5, sets out criteria to safeguard biodiversity, the natural environment and drainage of waterside meadows. Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.

Residual effects – Having taken the above mitigation measures into account, it is considered that there are sufficient policy requirements and mitigation measures to ensure that any resulting planning application in relation to the development of new agricultural buildings and poly tunnels, would enable the likely significant effects of the allocation to be removed after the site has been identified. There are therefore no residual outstanding effects.

Conclusion – The possible development of agricultural buildings and poly tunnels, as specified within the plan does not directly lead to development. All future development will require a planning application which demonstrates that the Policy SD3, SD4 and Policy SG5 have been met, and taking into account the mitigation measures highlighted above it is concluded that no likely significant effects would result in regards to policy SG10.

Policy SG11 Community led renewable energy schemes

Likely signification effect – foul water, surface water, water quality in the river.

Possible Mitigation measures:

Mitigation	Description
Policy SD4	Policy criteria for new community led renewable energy schemes, does not grant full planning permission or lead to development. A planning application will be required and any application will need to meet the requirements of Policy SD4.
Main sewerage system	The site is not known at this stage, the policy covers criteria for community led energy schemes in the NDP area. Only part of Stretton Grandison Group is covered by mains drainage, Stretton Grandison village has the ability to connect to the mains. Canon Frome, Fromes Hill, Lower Eggleton and Eggleton settlement boundaries are not covered by the main sewerage area and is likely to rely on private foul treatment, in line with Policy SD4 of the Core Strategy. The majority of the proportional growth will be targeted to these areas.
WWTW	The majority of any future development is within the Welsh Water Treatment Works catchment area for Stretton Grandison. Welsh Water are reporting sufficient capacity within the works for development. The proportional growth requirement is within the expected for the Ledbury Market area within the Core Strategy and agreed by Welsh Water. The treatment works is not listed as having phosphate stripping and there are no additional upgrades within the current AMP programme.
Integrated Wetlands	A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period.
Revised Nutrient Management Plan	A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period.
In-combination policies	Policy SG5, sets out criteria to safeguard biodiversity, the natural environment and drainage of waterside meadows. Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.

Residual effects – Having taken the above mitigation measures into account, it is considered that there is sufficient policy requirements and mitigation measures that require to be met by any resulting planning application in relation to this supportive policy. These mitigation measures ensure that the likely significant effects of the development plan have been removed. There are not residual outstanding effects.

Conclusion - The criteria for community led renewable energy schemes as specified within the plan does not directly lead to development. All future development will require a planning application, which demonstrates that the Policy SD3, SD4 and Policy ST5 have been met, and taking into account the mitigation measures highlighted above it is concluded that no likely significant effects would result in regards to policy SG11.

Site 1: Land at Townsend barns, Stretton Grandison 4-5 dwellings

Likely signification effect – foul water, surface water, water quality in the river.

Possible Mitigation measures:

Mitigation	Description
Policy SD4	Site allocation does not grant permission or lead to development. A planning application will be required and any application will need to meet the requirements of Policy SD4.
Main sewerage system	Only part of Stretton Grandison Group is covered by mains drainage, Stretton Grandison village has the ability to connect to the mains. Site 1 will require some level of offsite works to connect to the network. Canon Frome, Fromes Hill, Lower Eggleton and Eggleton settlement boundaries are not covered by the main sewerage area and is likely to rely on private foul treatment, in line with Policy SD4 of the Core Strategy. The majority of the proportional growth will be targeted to these areas.
WWTW	The majority of any future development is within the Welsh Water Treatment Works catchment area for Stretton Grandison. Welsh Water are reporting sufficient capacity within the works for development. The proportional growth requirement is within the expected for the Ledbury Market area within the Core Strategy and agreed by Welsh Water. The treatment works is not listed as having phosphate stripping and there are no additional upgrades within the current AMP programme
Integrated Wetlands	A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period.
Revised Nutrient Management Plan	A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period.
In-combination policies	Criteria include in policy SG2 ensures there is appropriate facilities to deal with sewerage and waste water in the identified housing sites. Policy SG5, sets out criteria to safeguard biodiversity, the natural environment and drainage of waterside meadows. Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.

Residual effects – Having taken the above mitigation measures into account, it is considered that there is sufficient policy requirements and mitigation measures that require to be met by any resulting planning application in relation to this site allocation for 4-5 dwellings. These mitigation measures ensure that the likely significant effects of the allocation within the development plan have been removed. There are not residual outstanding effects.

Conclusion - The site allocation as specified within the plan does not directly lead to development. All future development will require a planning application which demonstrates that the Policy SD3, SD4 and SG5 have been met, and taking into account the mitigation measures highlighted above it is concluded that no likely significant effects would result to site 1.

Site 2: Land at Vicarage Cottage, Canon Frome 3 dwellings

Likely signification effect – foul water, surface water, water quality in the river.

Possible Mitigation measures:

Mitigation	Description
Policy SD4	Site allocation does not grant permission or lead to development. A planning application will be required and any application will need to meet the requirements of Policy SD4
Main sewerage system	Only part of Stretton Grandison Group is covered by mains drainage, Stretton Grandison village has the ability to connect to the mains. Canon Frome, Fromes Hill, Lower Eggleton and Eggleton settlement boundaries are not covered by the main sewerage area and is likely to rely on private foul treatment, in line with Policy SD4 of the Core Strategy. The majority of the proportional growth will be targeted to these areas.
WWTW	The majority of any future development is within the Welsh Water Treatment Works catchment area for Stretton Grandison. Welsh Water are reporting sufficient capacity within the works for development. The proportional growth requirement is within the expected for the Ledbury Market area within the Core Strategy and agreed by Welsh Water. The treatment works is not listed as having phosphate stripping and there are no additional upgrades within the current AMP programme
Integrated Wetlands	A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period.
Revised Nutrient Management Plan	A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period.
In-combination policies	Criteria include in policy SG2 ensures there is appropriate facilities to deal with sewerage and waste water in the identified housing sites. Policy SG5, sets out criteria to safeguard biodiversity, the natural environment and drainage of waterside meadows. Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.

Residual effects – Having taken the above mitigation measures into account, it is considered that there is sufficient policy requirements and mitigation measures that require to be met by any resulting planning application in relation to this site allocation for 3 dwellings. These mitigation measures ensure that the likely significant effects of the allocation within the development plan have been removed. There are not residual outstanding effects.

Conclusion - The site allocation as specified within the plan does not directly lead to development. All future development will require a planning application which demonstrates that the Policy SD3, SD4 and Policy SG5 have been met, and taking into account the mitigation measures highlighted above it is concluded that no likely significant effects would result to site 2.

Site 3: Land at The Barn, Canon Frome 5 dwellings

Likely signification effect – foul water, surface water, water quality in the river.

Possible Mitigation measures:

Mitigation	Description
Policy SD4	Site allocation does not grant permission or lead to development. A planning application will be required and any application will need to meet the requirements of Policy SD4
Main sewerage system	Only part of Stretton Grandison Group is covered by mains drainage, Stretton Grandison village has the ability to connect to the mains. Canon Frome, Fromes Hill, Lower Eggleton and Eggleton settlement boundaries are not covered by the main sewerage area and is likely to rely on private foul treatment, in line with Policy SD4 of the Core Strategy. The majority of the proportional growth will be targeted to these areas.
WWTW	The majority of any future development is within the Welsh Water Treatment Works catchment area for Stretton Grandison. Welsh Water are reporting sufficient capacity within the works for development. The proportional growth requirement is within the expected for the Ledbury Market area within the Core Strategy and agreed by Welsh Water. The treatment works is not listed as having phosphate stripping and there are no additional upgrades within the current AMP programme
Integrated Wetlands	A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period.
Revised Nutrient Management Plan	A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period.
In-combination policies	Criteria include in policy SG2 ensures there is appropriate facilities to deal with sewerage and waste water in the identified housing sites. Policy SG5, sets out criteria to safeguard biodiversity, the natural environment and drainage of waterside meadows. Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.

Residual effects – Having taken the above mitigation measures into account, it is considered that there is sufficient policy requirements and mitigation measures that require to be met by any resulting planning application in relation to this site allocation for 5 dwellings. These mitigation measures ensure that the likely significant effects of the allocation within the development plan have been removed. There are not residual outstanding effects.

Conclusion - The site allocation as specified within the plan does not directly lead to development. All future development will require a planning application which demonstrates that the Policy SD3, SD4 and Policy SG5 have been met, and taking into account the mitigation measures highlighted above it is concluded that no likely significant effects would result to site 3.

Site 4: Land east of A417 (north), Stretton Grandison (Former Orchard area adjacent School Cottages, Stretton Grandison) 1 dwelling

Likely signification effect – foul water, surface water, water quality in the river.

Possible Mitigation measures:

Mitigation	Description
Policy SD4	Site allocation does not grant permission or lead to development. A planning application will be required and any application will need to meet the requirements of Policy SD4
Main sewerage system	Only part of Stretton Grandison Group is covered by mains drainage, Stretton Grandison village has the ability to connect to the mains. Canon Frome, Fromes Hill, Lower Eggleton and Eggleton settlement boundaries are not covered by the main sewerage area and is likely to rely on private foul treatment, in line with Policy SD4 of the Core Strategy. The majority of the proportional growth will be targeted to these areas.
WWTW	The majority of any future development is within the Welsh Water Treatment Works catchment area for Stretton Grandison. Welsh Water are reporting sufficient capacity within the works for development. The proportional growth requirement is within the expected for the Ledbury Market area within the Core Strategy and agreed by Welsh Water. The treatment works is not listed as having phosphate stripping and there are no additional upgrades within the current AMP programme
Integrated Wetlands	A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period.
Revised Nutrient Management Plan	A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period.
In-combination policies	Criteria include in policy SG2 ensures there is appropriate facilities to deal with sewerage and waste water in the identified housing sites. Policy SG5, sets out criteria to safeguard biodiversity, the natural environment and drainage of waterside meadows. Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.

Residual effects – Having taken the above mitigation measures into account, it is considered that there is sufficient policy requirements and mitigation measures that require to be met by any resulting planning application in relation to this site allocation for 1 dwelling. These mitigation measures ensure that the likely significant effects of the allocation within the development plan have been removed. There are not residual outstanding effects.

Conclusion - The site allocation as specified within the plan does not directly lead to development. All future development will require a planning application which demonstrates that the Policy SD3, SD4 and Policy SG5 have been met, and taking into account the mitigation measures highlighted above it is concluded that no likely significant effects would result to site 4.