

# Habitats Regulations Assessment



## Wellington Neighbourhood Area

June 2015

## Contents

1.0	Introduction	1
2.0	The requirement to undertake HRA of NDPs	2
3.0	Methodology	3
4.0	Results of the initial Screening Report	4
5.0	Description of the Wellington NDP	6
6.0	Identification of other plans and policies which may have in-combination effects	7
7.0	Assessment of the likely significant effects of the Wellington NDP	8
8.0	Conclusions from the screening matrix	9

Appendix 1: Initial SEA Screening Report (January 2014)

Appendix 2: Screening of policy matrix

Appendix 3: Screening of sites matrix

## 1.0 Introduction

- 1.1 This Screening Assessment relates to a Neighbourhood Development Plan (NDP) that is considered to be in general conformity with higher level strategic plans, such as the Herefordshire Local Plan (Core Strategy) and the National Planning Policy Framework. The screening stage involves assessing broadly whether the Draft Wellington NDP is likely to have a significant effect on any European site(s).
- 1.2 Wellington Parish Council is preparing an NDP for whole administrative area of the parish, in order to set out the vision, objectives and policies for its development of the Parish up to 2031 (Draft Plan May 2015, being assessed).
- 1.3 The NDP has proposed that up to three sites be allocated sites for housing and provides general policies that clarify and add locally specific detail to the policies within the Herefordshire Local Plan (Core Strategy). Therefore it requires a high level screening assessment to build upon the HRA Screening Assessment Report undertaken in respect of strategic policies.
- 1.4 This high level screening assessment, which should be read in conjunction with the Pre-submission publication of the Herefordshire Local Plan (Core Strategy), together with the Proposed Main Modifications (March 2015) and Habitat Regulations Assessment Report (published in April 2015), ensures that there will not be any significant impacts upon Natura 2000 sites.
- 1.4 The map below shows Wellington Neighbourhood Area and parish boundary.



## 2.0 The requirement to undertake Habitats Regulations Assessment of plans

2.1 The requirement to undertake HRA of development/neighbourhood 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, Wellington Parish Council is required to carry out an assessment known as "Habitats Regulations Assessment" pursuant to Reg 32 Schedule 2 Neighbourhood Planning Regulations.

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 development 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.
- **Ramsar sites** support internationally important wetlands habitats

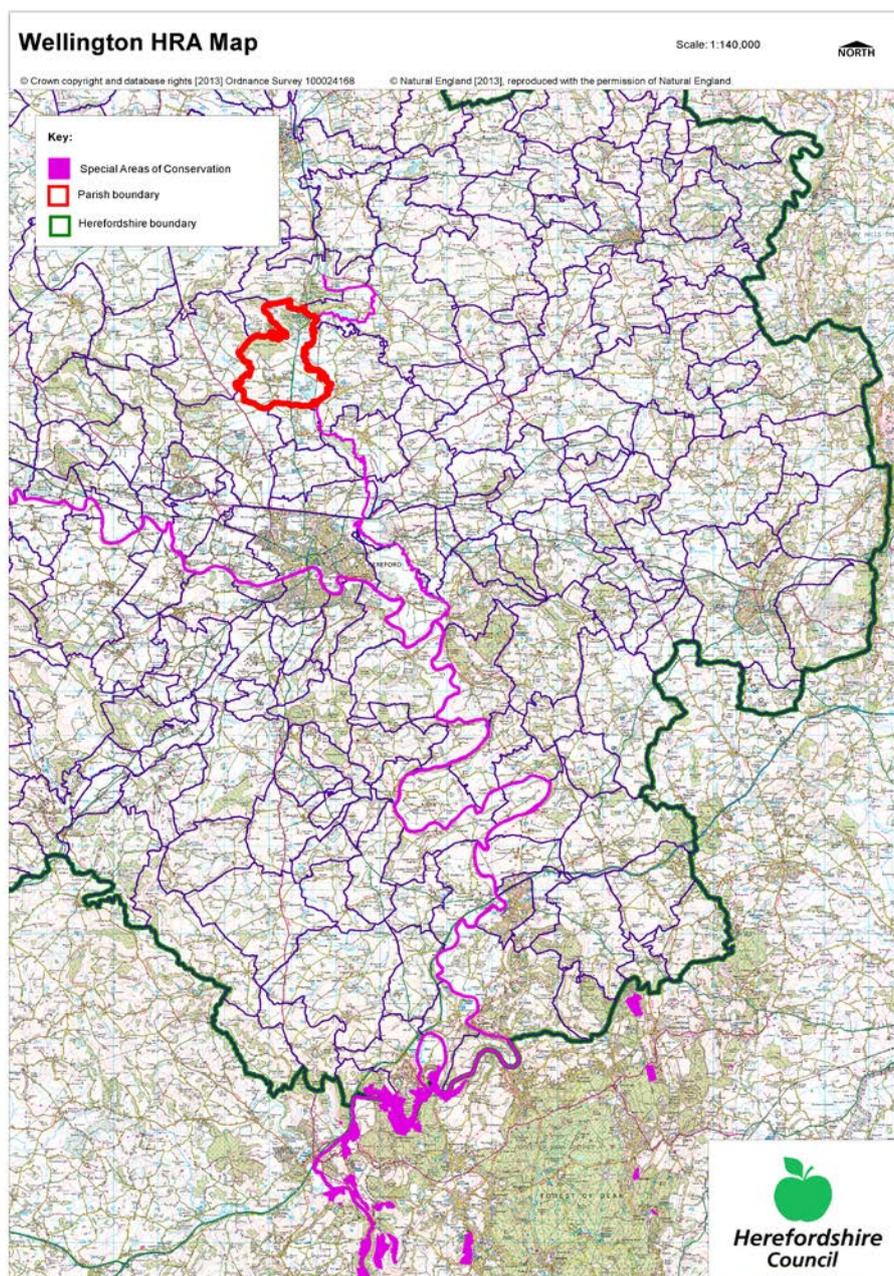
2.4 For ease of reference during HRA, general practice has been that these three designations are collectively referred to as either **Natura 2000** or **European sites**. This means that a Screening Assessment is carried out with regard to the Conservation Objectives of the European sites and with reference to other plans or projects to identify if any significant effect is likely for any European site.

### **3.0 Methodology**

- 3.1 As the Wellington NDP is not directly connected with the management of any European sites, and includes proposals for development which may affect European sites, it is necessary under Regulation 102(1)(a) of the Habitats Regulations 2010 to undertake screening for likely significant effects on European sites.
- 3.2 The HRA of NDPs 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 NDP would 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 must be undertaken.
- 3.5 The full screening stage consists of a description of the plan, identification of potential effects on European Sites, assessing the effects on European Sites (taking into account potential mitigation provided by other policies in the plan). In the context of NDPs, the outcome should demonstrate there are no likely effects upon the European sites. If any likely effects occur there will be a need to make amendments to the NDP, which will then have to be re-screened until all likely effects have been mitigated.

#### 4.0 Results of the Initial Screening Report and options

- 4.1 The initial Screening Report (13 January 2014) shown in Appendix 1 revealed that the River Lugg SAC borders the Wellington neighbourhood area to the east and therefore a full screening assessment would be required.
- 4.2 The following map highlights the locations of the European sites in relation to the neighbourhood area.



- 4.3 European sites can be sensitive to changes in water quantity and quality. As outlined within the Habitat Regulation Assessment to the Herefordshire Local Plan (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 Local Plan (Core Strategy).

- 4.4 In relation to water quality, the preparation of the Nutrient Management Plan for the River Wye (including the River Lugg) SAC should ensure that developments within the area can be accommodated by existing water discharge permits and would not be likely to have a significant effect upon the River Wye SAC; this position is confirmed by latest update to the HRA of the Local Plan (Core Strategy), published in April 2015.
- 4.5 For full details of the River Wye's attributes which contribute to and define their integrity and vulnerable data see Appendix 1 of the Wellington Initial Screening Report (Full report in Appendix 1 of this HRA report).
- 4.6 Options for initial policy choices have been assessed to determine their environmental impact on the European site (refer to Appendix 2). In general, the majority of the options concerning new development would appear to depend on location and scale in relation to environmental impact.

## **5.0 Description of the Wellington NDP**

- 5.1 The Draft Wellington NDP presents criteria based policies for development in the neighbourhood area, which is equivalent to the administrative parish boundary, up to 2031.
- 5.2 The NDP sets out the vision for the parish over the plan period and 5 objectives for achieving this vision on the ground. These objectives are as follows:
1. To promote a level of housing growth that is flexible enough to cope with unseen demands in the future, yet is in proportion with the size and rural character of the village.
  2. To create new homes in a range of tenures, types and sizes, to promote an all-inclusive community.
  3. To preserve the character of the Wellington Conservation Area and the Wellington Parish.
  4. To promote sustainable development for future generations; protect and support key social and environmental assets and take account of constraints
  5. To build on existing foundations for further development of Wellington Parish as an active, accessible and inclusive community with convenient means of movement for all.
- 5.3 The Neighbourhood Plan also sets out 13 general policies on themes based on the objective headings above:
- Policy W1: Scale of new housing development
  - Policy W2: Phasing of new housing development
  - Policy W3: Ensuring an appropriate range of tenures, types and size of houses
  - Policy W4: Protecting heritage assets
  - Policy W5: General design principles
  - Policy W6: Protecting landscape character
  - Policy W7: Protection of local green spaces
  - Policy W8: Protection of local community facilities
  - Policy W9: New community facilities
  - Policy W10: New communications technologies
  - Policy W11: Design for flood resistance and resilience

- Policy W12: Design to reduce surface water run off
- Policy W13: Connectivity

5.4 The NDP proposes that the following sites be allocated for housing, in order to facilitate the proportional growth envisaged by Policy RA2 of the Local Plan (Core Strategy):

- Site 1 – Land west of the cemetery and east of the school and community centre.
- Site 2 – Land opposite Mill Lane.
- Site 3 – Land west of Auberrow Road and east of The Farm.

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

- 6.1 Regulation 102 of the Habitats Regulations 2010 requires an appropriate assessment where a land use plan (not directly connected with or necessary to the management of the site) is likely to have a significant effect on a European site, either alone or in combination with other plans or projects. It should be noted, however, that NDP cannot be Made (adopted) if likely significant effects occur.
- 6.2 There are a number of potentially relevant plans and projects which may result in in-combination effects with the Herefordshire Local Plan (Core Strategy), and these plans have been reviewed and can be found at Appendix 2 of the Pre-submission publication of the Herefordshire Local Plan (Core Strategy) Habitats Regulations Assessment (May 2014).
- 6.3 The Wellington NDP does not contain policies and site allocations which would result in greater levels of development than envisaged by strategic policies, as set out in the Herefordshire Local Plan (Core Strategy), and so it is considered that this review is sufficient for the purposes of the NDP. Adjacent neighbourhood plans (Bodenham, Marden, Moreton-on-Lugg, Burghill, Hope under Dinmore and Pyons Group) are at varying stages of their production, but none of the proposals within these plans involve measures to promote higher levels of growth than the Local Plan (Core Strategy) at this stage.
- 6.4 The latest version of the HRA for the Local Plan (Core Strategy) also identifies that both the Water Cycle Study for Herefordshire and the work on the Nutrient Management Plan, have both been considered as part of the in-combination assessment. The former, on the one hand, indicates the potential for planned water abstraction requirements combined with pressures on European Sites from the Local Plan’s policies, whilst the latter seeks to ensure the favourable conservation status of the SAC in respect of phosphate levels as soon as possible and at the latest by 2027.

## 7.0 Assessment of the 'likely significant effects' of the Wellington NDP

- 7.1 As required under Regulation 102 of the Habitats Regulations 2010, a Screening Assessment has been undertaken to identify the 'likely significant effects' of the NDP. This involved the preparation of a screening matrix, which determined whether any of the policies and site allocations in the NDP would be likely to have a significant effect on the River Wye (including the River Lugg) SAC.
- 7.2 The findings of these can be found in Appendices 2 and 3 of this report. Colour coding was used to record the likely impacts of the policies on the European site and its qualifying habitats and species as shown in the table below.

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

- 7.3 The screening matrix took the approach of screening each policy, objective and site allocation individually, which is consistent with current guidance. The results from the HRA reports for the Pre-submission version of the Herefordshire Local Plan (Core Strategy) and the proposed Main Modifications were also taken into consideration.
- 7.4 Mitigation of some of the identified potential effects could be achieved through additional policy wording and the implementation of the other policies within the NDP and the Local Plan (Core Strategy).

## 8.0 Conclusions from the Screening Matrix

- 8.1 None of the Wellington NDP objectives and policies (May 2015) were concluded to be likely to have a significant effect on the European site. This conclusion is based on assumptions and information contained within the Wellington NDP, the proposed Main Modifications to the Herefordshire Local Plan (Core Strategy) and the latest version of the HRA for the Local Plan (Core Strategy), updated in April 2015 in light of the said modifications and published on the Council's website.
- 8.2 In many cases this is because the policies themselves would not result in development, i.e. they related instead to criteria for development. In several cases the policies also included measures to help support the natural environment including biodiversity. In addition, to conserve community facilities and heritage, and therefore no significant effect conclusion could be reached. These policies have the potential to mitigate some of the possible adverse effects arising from other policies.
- 8.3 With regard to site allocations, the possibility of there being likely significant effects is unlikely given that none of the sites are in close proximity of the European sites. However, it is considered that the inclusion of additional policy wording within the related housing policies of the NDP would, along with other policies, provide adequate safeguarding measures.
- 8.4 It is unlikely that the Wellington NDP will have any in-combination effects with any plans from neighbouring parishes, as these are the very early stages of the NPD process and it is currently anticipated that the publication of draft plans for comment will be some months away.
- 8.5 Therefore, subject to the addition of safeguarding criteria within the housing policies of the plan, it is concluded that the **Wellington NDP will not have a likely significant effect on the River Wye (including the River Lugg) SAC.**
- 8.6 Any further amendments to the policies and proposed site allocations (post May 2015) will be re-screened if required and an addendum to this report will be produced.

# Appendix 1

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**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)**

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<b>Neighbourhood Area:</b>	Wellington Neighbourhood Area
<b>Parish Council:</b>	Wellington Parish Council
<b>Neighbourhood Area Designation Date:</b>	21/02/2014

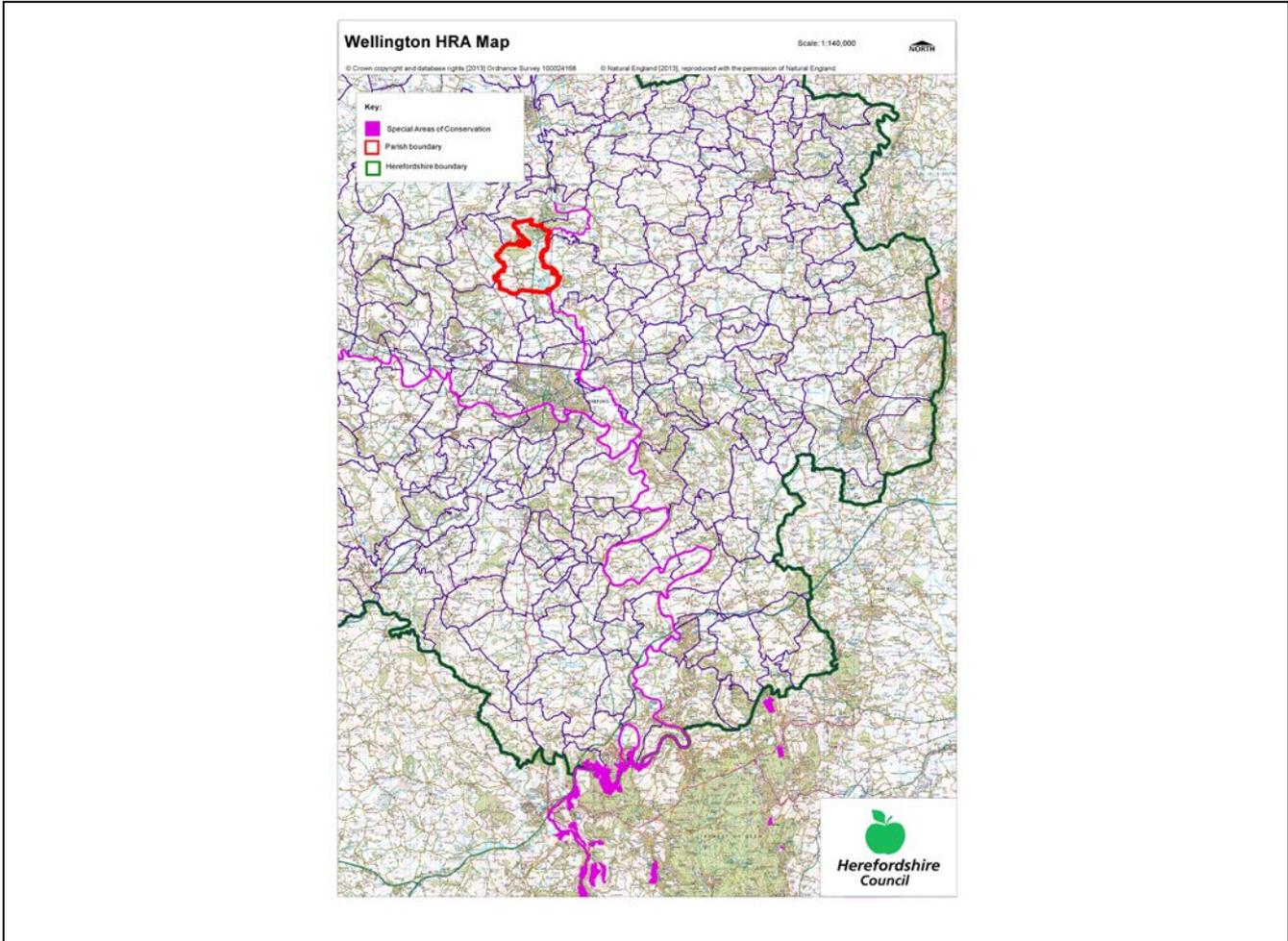
### **Introduction**

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

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

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**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 Lugg SAC border the Parish in the east
Is the Neighbourhood Area in the hydrological catchment of the River Wye (including the River Lugg) SAC?	Y	The Parish is within the hydrological catchment of the River Lugg.
If yes above, does the Neighbourhood Area have mains drainage to deal with foul sewage?	Y	There is mains drainage in Wellington/Moreton on Lugg.

**Downton Gorge SAC:**

Is the Neighbourhood Area within 10km of Downton Gorge SAC?	N	Downton Gorge is 22.3km away from the Parish.
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**River Clun SAC:**

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

Is the Neighbourhood Area within 10km of the SAC boundary?	N	Usk Bat Sites are 41.7km away from the Parish.
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**Wye Valley & Forest of Dean Bat Sites SAC:**

Is the Neighbourhood Area within 10km of any of the individual sites that make up the Wye Valley & Forest of Dean Bat Sites?	N	Wye Valley and Forest of Dean Bat Sites are 30km away from the 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 31.5km away from the Parish.
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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 Wellington 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 Wellington Neighbourhood Area and would need to be taken into account within a Strategic Environmental Assessment. In addition, the NDP will also need to consider the other SEA topics set out in Guidance Note 9a to ensure that the plan does not cause adverse impacts.

<b>SEA features</b>	<b>Total</b>	<b>Explanation</b>	<b>SEA required</b>
Air Quality Management Areas (AQMA)	0	There are no AQMAs within the Parish	N
Ancient Woodland	11	Wellington Wood; Dinmore Hill Wood; Old Nash Coppice; Plock Wood (border); Friars Grove (border); The Rookery (border); Burling Coppice (border); Badnage Wood (border); Long Coppice (border); Adzor Bank; Kipperknoll Grove	Y
Areas of Archaeological Interest (AAI)	0	There are no AAI's within the Parish	N
Areas of Outstanding Natural Beauty (AONB)	0	There are no AONBs within the Parish	N
Conservation Areas	2	Wellington; Bodenham (border)	Y
European Sites (SAC)	1	River Lugg	Y
Flood Areas/Zones		Flood Zones follow the River Lugg and Wellington Brook	Y
Listed Buildings	Numerous	There are numerous Listed Buildings within the Parish	Y
Local Sites (SWS/SINCS/RIGS)	13 (SWS)	Wellington Wood and adjoining woodland; Land at Oxpasture; Land adjacent to Plock Wood; Woodland near Hope under Dinmore (border); Gravel pits at Bodenham (border); Field near Bury of Hope (border); Land adjacent to Church Hill Coppice (border); River Lugg; Wellington Marsh; Pond near Tillington Court (border); Red Castle Marsh Wood (border); Woodlands and golf course around Nupton Hill (border); Pyon Hill (border)	Y
Long distance footpaths/trails (e.g. Herefordshire Trail)	0	There are no long distance footpaths/trails in the Parish	N
Mineral Reserves	9	Area around Wellington constrained by 200m zone and area to north of Wellington outside 200m zone; Area 1 Moreton on Lugg and Wellington; Auberrow to Wellington; North west of Upper Wellington, Trentham; Upper Paradise Farm to Marden Court, Marden; Portway (border); Canon Pyon and west to Butthouse (border); South of Moreton on Lugg (border); West and south of Portway, east of Burghill down Canon Pyon Road (border)	Y
National Nature Reserve (NNR)	0	There are no NNRs within the Parish	N

Registered & Unregistered Parks and Gardens	11 Unregistered	Dinmore Manor; The Vern (border); Bodenham Manor (border); The Hermitage (border); Tillington Court (border); The Great House, Canon Pyon (border); Canon Pyon House (border); Hampton Court (border); Broadfield Court (border); Venn Wood (border); Sutton Court (border)	Y
Scheduled Ancient Monuments (SAM)	3	Churchyard cross in St Margarets of Antioch's churchyard; Sutton Walls (camp) (border); Freens Court magnates residence, moat and fishponds, Sutton St Michael (border)	Y
Sites of Special Scientific Interest (SSSI)	4	River Lugg (Unfavourable Recovering); Dinmore Hill Woods (Favourable (part) Unfavourable Recovering (part)); Wellington Wood (Unfavourable No Change); The Bury Farm (Favourable (border)	Y

**Decision Notification:**

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

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

**Assessment date: 13/01/2014**

**Assessed by: James Latham**

## Appendix 1: European Sites

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

<b>Downton Gorge</b>
<b>Site Features:</b> <i>Tilio-Acerion</i> forests of slopes, screes and ravines
<b>Vulnerability data:</b> 10km for air quality associated with poultry units or other intensive agricultural practices.
<b>River Clun</b>
<b>Site Features:</b> Freshwater pearl mussel <i>Margaritifera margaritifera</i>
<b>Vulnerability data:</b> Water quality is important to maintain the site feature. Parishes either side of the River Clun will be affected.
<b>River Wye</b>
<b>Site Features:</b> Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation. Transition mires and quaking bogs. White-clawed (or Atlantic Stream) crayfish <i>Austropotamobius pallipes</i> . Sea lamprey <i>Petromyzon marinus</i> . Brook lamprey <i>Lampetra planeri</i> . River lamprey <i>Lampetra fluviatilis</i> . Twaite shad <i>Alosa fallax</i> . Atlantic salmon <i>Salmo salar</i> . Bullhead <i>Cottus gobio</i> . Otter <i>Lutra lutra</i> . Allis shad <i>Alosa alosa</i>
<b>Vulnerability data:</b> Proximity: Developments should not be within 100m of the designated bank. Some developments beyond 100m may also have impacts based on proximity and these issues should be addressed where possible when developing NDP policy and choosing site allocations. Water Quality: Within the whole catchment of the River Wye, which includes the River Lugg, mains drainage issues with regards to water quality are being resolved through the Core Strategy / Local Plan and development of a Nutrient Management Plan. Welsh Water should be consulted to ensure that the proposed growth will be within the limit of their consents. Otters: "An otter will occupy a 'home range', which on fresh waters usually includes a stretch of river as well as associated tributary streams, ditches, ponds, lakes and woodland. The size of a home range depends largely on the availability of food and shelter, and the presence of neighbouring otters. On rivers, a male's home range may be up to 40km or more of watercourse and associated areas; females have smaller ranges (roughly half the size) and favour quieter locations for breeding, such as tributary streams. Otters without an established home range are known as 'transients'. They are mostly juveniles looking for a territory of their own, or adults that have been pushed out of their territories. Transient otters may use an area for a short while, but they will move on if conditions are not suitable or if they are driven away by resident otters. Transients will have been important in extending the range of otters, but they are very difficult to identify from field signs. Within a home range an otter may use many resting sites. These include above-ground shelters, such as stands of scrub or areas of rank grass, and underground 'holts' – for example, cavities under tree roots and dry drainage pipes." (Source: EA website: <a href="http://www.environmentagency.gov.uk/static/documents/Business/Otters_the_facts.pdf">http://www.environmentagency.gov.uk/static/documents/Business/Otters_the_facts.pdf</a> accessed 09/04/2013)

### Usk Bat Site

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

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

### Wye Valley and Forest of Dean Bat Sites

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

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

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

NDPs closest to the European Site will need to consider:

Woodland habitat buffer.

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

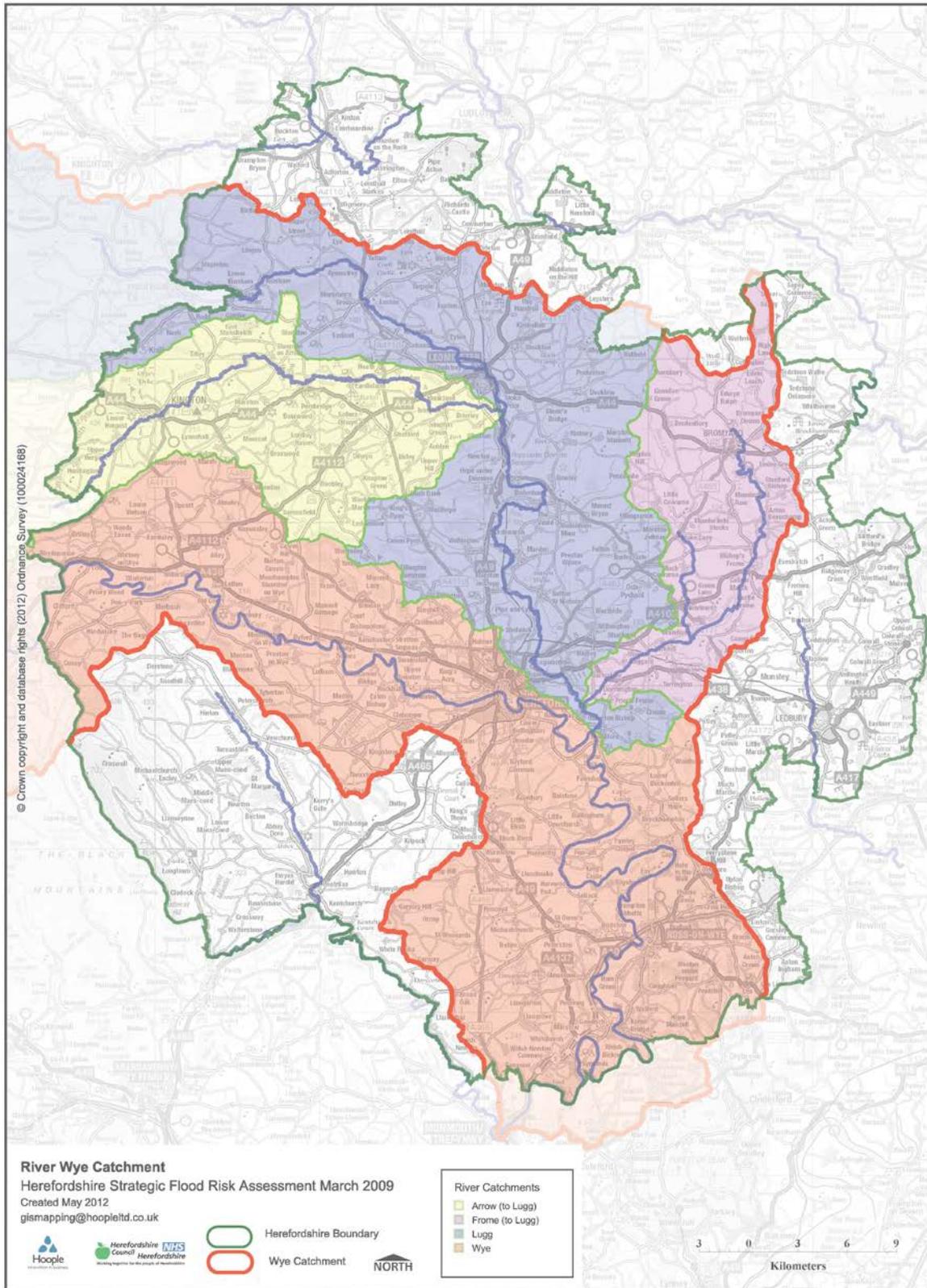
Greater Horseshoe Bat: Large buildings, pasture, edge of mixed deciduous woodland and hedgerows. Mixed land-use especially south-facing slopes, favours beetles, moths and insects they feed on. During the winter they depend on caves, abandoned mines and other underground sites for undisturbed hibernation.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

### Wye Valley Woodlands

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

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

## Appendix 2: Wye Catchment Map



# Appendix 2

NDP objectives	HRA Screening of NDP objectives and policies				
	Likely activities (operations) to result as a consequence of the objective/policy	Likely effect if objective/policy implemented. Could they have Likely Significant Effects on European Sites?	European Sites potentially affected	Mitigation measures to be considered, as necessary, through redraft of objective/option/policy.	Could the policy have any likely significant effects on European sites (taking mitigation into account)?
<b>Option 1</b> Do nothing.	No NDP to determine planning applications.	Criteria policies within the Core Strategy would guide further development. Specific policies and proposals for the parish would not exist.	N/A	N/A	N/A
<b>Option 2</b> Allocate sites for housing.	Small scale proportionate growth on specific sites identified on a proposals map.	Greater degree of certainty over the impact of future development on the European sites, as the location of housing would be pre-determined and not left to market forces.	River Wye (including the River Lugg) SAC	Specific environmental issues could be investigated during the site search and be positively addressed within the policy wording.  Policy would need to take account of the proportional growth requirements of the Core Strategy and potential headroom capacity at the local STW.	No, development in line with the Local Plan (Core Strategy) and the policy safeguards which exist within the Core Strategy should avoid or mitigate any likely significant effects.  Policy criteria should be included within the NDP which reflects this. Further assessments will be undertaken at draft policy stage.
<b>Option 3</b> Manage future housing using a settlement boundary.	Small scale proportionate growth within a defined settlement boundary area.	Uncertain as to the impact on the European sites as dependant on the location of the development.	River Wye (including the River Lugg) SAC	Additional criteria would be required when formulating the accompanying settlement boundary policy to ensure that no likely significant effects could occur.  Policy would need to take account of the proportional growth requirements of the Core Strategy and potential headroom capacity at the local STW.	No, development in line with the Local Plan (Core Strategy) and the policy safeguards which exist within the Core Strategy should avoid or mitigate any likely significant effects.  Policy criteria should be included within the NDP which reflects this. Further assessments will be undertaken at draft policy stage.

NDP objectives	HRA Screening of NDP objectives and policies				
	Likely activities (operations) to result as a consequence of the objective/policy	Likely effect if objective/policy implemented. Could they have Likely Significant Effects on European Sites?	European Sites potentially affected	Mitigation measures to be considered, as necessary, through redraft of objective/option/policy.	Could the policy have any likely significant effects on European sites (taking mitigation into account)?
<b>Option 4 (Preferred option)</b> Allocate sites and identify a settlement boundary.	Small scale proportionate growth on specific sites identified on a proposals map and within a defined settlement boundary area.	Greater degree of certainty over the impact of future development on the European sites, as the location of housing would be pre-determined and the settlement boundary would provide a clear distinction between open countryside and the built environment.	River Wye (including the River Lugg) SAC	Specific environmental issues could be investigated during the site search and be positively addressed within the policy wording.  Additional criteria would be required when formulating the accompanying settlement boundary policy to ensure that no likely significant effects could occur.  Policy would need to take account of the proportional growth requirements of the Core Strategy and potential headroom capacity at the local STW.	No, development in line with the Local Plan (Core Strategy) and the policy safeguards which exist within the Core Strategy should avoid or mitigate any likely significant effects.  Policy criteria should be included within the NDP which reflects this. Further assessments will be undertaken at draft policy stage.
<b>Option 5</b> Manage future housing through a development management policy.	Small scale proportionate growth where the location would be determined by a criteria based policy.	Uncertain as to the impact on the European sites as dependant on the location of the development.	River Wye (including the River Lugg) SAC	Criteria based housing policy would require to include reference to mitigation measures to avoid any non-disturbance effects on the River Wye via its catchment.  Policy would need to take account of the proportional growth requirements of the Core Strategy and potential headroom capacity at the local STW.	No, development in line with the Local Plan (Core Strategy) and the policy safeguards which exist within the Core Strategy should avoid or mitigate any likely significant effects.  Policy criteria should be included within the NDP which reflects this. Further assessments will be undertaken at draft policy stage.
<b>NDP Objectives</b>					
<b>Objective 1</b> Housing growth.	Proportional growth in line with Policy RA2 of the Local Plan (Core Strategy).	N/A	N/A	N/A	No, this objective will not lead to development; rather it acknowledges that proportional growth will occur across the neighbourhood area in line with the Local Plan (Core Strategy).
<b>Objective 2</b> Range and mix of housing.	Measures to ensure that new residential developments are of a range of tenures, types and sizes in order to promote an all-inclusive community	N/A	N/A	N/A	No, taken as it is there should not be any likely significant impacts upon the European site.

NDP objectives	HRA Screening of NDP objectives and policies				
	Likely activities (operations) to result as a consequence of the objective/policy	Likely effect if objective/policy implemented. Could they have Likely Significant Effects on European Sites?	European Sites potentially affected	Mitigation measures to be considered, as necessary, through redraft of objective/option/policy.	Could the policy have any likely significant effects on European sites (taking mitigation into account)?
<b>Objective 3</b> Character of Parish	Measures to ensure that the character of the Conservation Area and the parish as a whole is protected.	N/A	N/A	N/A	No, taken as it is there should not be any likely significant impacts upon the European site.
<b>Objective 4</b> Sustainable development.	Measures to ensure that key social and environmental assets such as community facilities and open spaces are protected and that constraints are taken account of	N/A	N/A	N/A	No, taken as it is there should not be any likely significant impacts upon the European site.
<b>Objective 5</b> Creating an active, accessible and inclusive community, with movement for all.	Measures to ensure there is provision for alternative modes of transport and connectivity such as footpaths, cycleways and an enhanced bus service.	N/A	N/A	N/A	No, taken as it is there should not be any likely significant impacts upon the European site.
<b>NDP Policies</b>					

<p><b>Policy W1<sup>1</sup></b></p> <p>Scale of new residential development.</p>	<p>Policy to support the delivery of market housing to meet housing needs in line with Local Plan (Core Strategy) Policy RA2.</p>	<p>Proportional growth.</p> <p>Housing, infrastructure development and possible increase in recreational activities, vehicular movements and demand for water abstraction and treatment.</p> <p>Uncertain as to the impacts upon the European sites dependent on the location of non-allocated development, however the policy would result in small scale growth.</p>	<p>River Wye (including the River Lugg) SAC</p>	<p>The policies set out in the Local Plan (Core Strategy), subject the outcome of the Inspector's Report, and elsewhere within the NPD should help to avoid adverse impacts upon the European site; though the policy could be strengthened with the inclusion of the following sentence: Development can only proceed where any adverse effects on the European sites can be avoided or mitigated. Development will only be permitted when it does not compromise the ability of the NMP to deliver the necessary overall nutrient reductions along those stretches of the River Wye SAC which are already exceeding water quality targets or at risk of doing so.</p> <p>Whilst the Local Plan (Core Strategy) has yet to be adopted and cannot, therefore, be relied upon in too much detail, the implications of the Main Modifications to its policies, for the earlier HRA findings, are set out in an addendum report, prepared in April 2015 and published on the Council's website. This addendum report reveals that none of the changes proposed to the policies through the Main Modifications would affect the conclusions set out in the September 2014 HRA Report. It also makes clear that the roll out of the Nutrient Management Plan (NMP) should avoid adverse effects.</p>	<p>No. This policy conforms to Policy RA2 of the Local Plan (Core Strategy), and although it is acknowledged that there will be an increase in the demand for water abstraction and sewage treatment, the latest version of the HRA underlying the Core Strategy (April 2015) confirms that the roll out of Policy RA2 across the rural areas should not lead to adverse effects on the integrity of the River Wye SAC, provided the mitigation measures set out in the NMP are implemented.</p>
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NDP objectives	HRA Screening of NDP objectives and policies				
	Likely activities (operations) to result as a consequence of the objective/policy	Likely effect if objective/policy implemented. Could they have Likely Significant Effects on European Sites?	European Sites potentially affected	Mitigation measures to be considered, as necessary, through redraft of objective/option/policy.	Could the policy have any likely significant effects on European sites (taking mitigation into account)?
<b>Policy W2</b> Phasing of new housing development.	Measure to control the phasing of development proposals over the plan period.	Unlikely to create any adverse effects on the European site.	N/A	N/A	No. This policy will not produce any impacts upon the European site.
<b>Policy W3</b> Tenures, types and sizes of houses.	Control over the size and scale of new housing and support for measures to ensure appropriate provision of housing tenure and the terms under which such provision may be allowed to vary.	N/A	N/A	N/A	No. This policy will not produce any impacts upon the European site.
<b>Policy W4</b> Protecting heritage assets.	Policy to ensure that any new development within the conservation area or close to a listed building will enhance that asset.	N/A	N/A	Policy could include mention of the natural heritage complementing the built heritage in the opening para alongside the prominence of the conservation area and listed buildings. And then go into more detail (boundary hedges, ancient trees etc) about how these features enhance the built environment in the bullet points.	No. This policy will not produce any impacts upon the European site.
<b>Policy W5</b> General design principles	Policy determining the criteria to which new developments will need to be designed around.	N/A.	N/A	Policy could include an encouragement for developments to utilise physical or technical sustainability features such as carbon saving (passive heating, orientation, energy conservation), water conservation (building on W12 SUDs) and, renewable energy infrastructure etc). Also an opportunity here to tie into W13 by stipulating cycle storage etc.	No. This policy will not produce any impacts upon the European site.
<b>Policy W6</b> Protecting landscape character	Policy to ensure development proposals show regard to the character of the landscape and natural features within it.	N/A	N/A	N/A	No, taken as it is there should not be any likely significant impacts upon the European site.

<sup>1</sup> Refer to Draft Plan for policy criteria

NDP objectives	HRA Screening of NDP objectives and policies				
	Likely activities (operations) to result as a consequence of the objective/policy	Likely effect if objective/policy implemented. Could they have Likely Significant Effects on European Sites?	European Sites potentially affected	Mitigation measures to be considered, as necessary, through redraft of objective/option/policy.	Could the policy have any likely significant effects on European sites (taking mitigation into account)?
<b>Policy W7</b> Protection of local green spaces.	Conservation of specific green areas of land.	N/A	N/A	N/A	No. This policy will not lead to development; rather it seeks to conserve areas of green space and prevent alternative forms of use, to the benefit of the natural environment and landscape character.
<b>Policy W8</b> Protection of local community facilities.	Measures to resist the loss of specific community assets.	N/A	N/A	N/A	No, as the policy merely seeks to avoid the change of use of specific premises, some of which may be nominated as Assets of Community Value.

NDP objectives	HRA Screening of NDP objectives and policies				
	Likely activities (operations) to result as a consequence of the objective/policy	Likely effect if objective/policy implemented. Could they have Likely Significant Effects on European Sites?	European Sites potentially affected	Mitigation measures to be considered, as necessary, through redraft of objective/option/policy.	Could the policy have any likely significant effects on European sites (taking mitigation into account)?
<b>Policy W9</b> New community facilities	Promotion of opportunities for the establishment of new facilities in and around the settlement.	<p>New community facilities and the attendant rise in vehicular movements and demand for water abstraction and treatment.</p> <p>Uncertain as to the impacts upon the European site, dependent on the location of development, though the policy does steer proposals towards the settlement boundary.</p>	River Wye (including the River Lugg) SAC	<p>The policies set out in the Local Plan (Core Strategy), subject the outcome of the Inspector's Report, and elsewhere within the NPD should help to avoid adverse impacts upon the European site; though the policy could be strengthened with the inclusion of the following sentence: Development can only proceed where any adverse effects on the European sites can be avoided or mitigated. Development will only be permitted when it does not compromise the ability of the NMP to deliver the necessary overall nutrient reductions along those stretches of the River Wye SAC which are already exceeding water quality targets or at risk of doing so.</p> <p>Whilst the Local Plan (Core Strategy) has yet to be adopted and cannot, therefore, be relied upon in too much detail, the implications of the Main Modifications to its policies, for the earlier HRA findings, are set out in an addendum report, prepared in April 2015 and published on the Council's website. This addendum report reveals that none of the changes proposed to the policies through the Main Modifications would affect the conclusions set out in the September 2014 HRA Report. It also makes clear that the roll out of the Nutrient Management Plan (NMP) should avoid adverse effects.</p>	No, subject to the inclusion of the wording alongside.

NDP objectives	HRA Screening of NDP objectives and policies				
	Likely activities (operations) to result as a consequence of the objective/policy	Likely effect if objective/policy implemented. Could they have Likely Significant Effects on European Sites?	European Sites potentially affected	Mitigation measures to be considered, as necessary, through redraft of objective/option/policy.	Could the policy have any likely significant effects on European sites (taking mitigation into account)?
<p><b>Policy W10</b></p> <p>New communications technologies.</p>	<p>Encouragement for full mobile and internet coverage during the plan period and energy saving measures.</p> <p>This could result in additional masts and transmitter facilities within the parish.</p>	<p>Depending on type and location of infrastructure: Physical damage or disturbance and or non-physical disturbance such as noise.</p>	<p>River Wye (including the River Lugg) SAC</p>	<p>Measures included within Policy SD2 of the Local Plan (Core Strategy) should help to mitigate potential impacts relating to non-physical disturbances.</p> <p><b>This policy could be strengthened by including reference to the European site.</b></p> <p>Good practice construction techniques including noise suppression measures, hours of operation may help to mitigate potential adverse effects during construction.</p>	<p>No, this objective will not lead to development itself and will encourage the uptake of mobile working to the benefit of transport concerns and air quality. There are safeguards within policy to ensure that disruption caused by the siting of proposals is minimised.</p>
<p><b>Policy W11</b></p> <p>Design for flood resilience and resistance.</p>	<p>Seeks to reduce impacts of flooding within the parish.</p>	<p>N/A</p>	<p>N/A</p>	<p>This policy should help to mitigate potential adverse effects of future development on designated areas by ensuring that development happens in sustainable non-flood risk locations.</p>	<p>No, the policy itself will not lead to development; instead it relates to the criteria used for permitting development in suitable locations. The policy is aiming to reduce development in flood risk areas thus reducing the impact on the water environment.</p>
<p><b>Policy W12</b></p> <p>Design to reduce surface water run off.</p>	<p>Policy that specifies the need to maximise retention, and minimise run-off of surface waters, through use of sustainable drainage systems, rain water harvesting and water attenuation facilities etc.</p>	<p>This policy would actively help to prevent likely significant impacts upon the European site</p>	<p>The River Wye (including the River Lugg) SAC.</p>	<p>N/A</p>	<p>No, taken as it is there should not be any likely significant impacts upon the European site.</p>
<p><b>Policy W13</b></p> <p>Connectivity</p>	<p>Measures to support developments that provide for new or improved social and environmental linkages within and beyond Wellington, listing the criteria such developments are required to meet in order to gain that support.</p>	<p>This policy would enable both more sustainable forms of movement for humans and better connectivity for wildlife and between habitats and ecosystems. No likely negative significant impacts are therefore likely to occur.</p>	<p>N/A</p>	<p>N/A</p>	<p>No, taken as it is there should not be any likely significant impacts upon the European site.</p>

# Appendix 3

Proposed Site Allocations	Characteristics of development, such as size	Location of proposed site allocation	HRA Screening of NDP Proposed Site Allocations			
			European Sites potentially affected	Likely effect if proposed site allocation is developed. Could the site result in LSE on European Sites?	Mitigation measures to be considered to avoid any impacts	If recommendations are implemented, would it be possible that it would result in no likely significant effect?
<p><b>Site 1</b></p> <p>Land west of the cemetery and east of the school and community centre.</p>	<p>The size of the development is approximately 1.1Ha; this would yield</p> <p>The site is approximately 360 metres away from Site 3.</p> <p>The construction and occupancy of new houses will involve use of timber, aggregates, metals and plastics. There will also be increased demand for water abstraction and sewage treatment.</p> <p>Construction waste will involve mainly inert and managed materials such as timber, aggregates, metals, bricks/blocks and plastics.</p> <p>Occupancy waste will generate mainly managed general rubbish for landfill, recyclates and sewerage.</p> <p>Housing will lead to increase in noise and light pollution than exists at present.</p> <p>As development is residential there are no large quantities of hazardous substances or technologies involved.</p>	<p>The existing land use is agricultural (arable), Grade 3 ('Good to Moderate');</p> <p>This site does cover land that is safeguarded for mineral reserves. The village contains and is surrounded by extensive areas of Grade 1&amp;2 (Excellent and Very Good) soil. No timber loss is involved from the site.</p> <p>The absorption capacity of the natural environment, paying particular attention to the following areas; this site is 900m away from the River Lugg (part of the River Wye SAC)</p> <p>Areas in which the environmental quality standards laid down in EU legislation have already been exceeded; the River Lugg is exceeding its phosphate targets therefore currently failing its conservation objectives;</p>	River Wye (including the River Lugg) SAC	<p><b>No:</b> Whilst this site is the closest physically to the SAC (River Lugg) (900m approx). Providing sewerage capacity exists and that the SuDS are adequately designed to cope with surface-water runoff, then there should be no LSE on the SAC in question. In addition, the scale of development proposed would not give rise to likely significant effects alone.</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the attendant Policy W1 should reinforce the strength of this policy in avoiding unacceptable adverse impacts.</p> <p>In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. This site has been identified in direct response to the proportional growth target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements.</p>	<p><b>No:</b> the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the proportional growth target for the settlement.</p>

Herefordshire Local Plan (Local Plan (Core Strategy)) version: Pre-submission Publication (May 2014)/Main Modifications - Addendum (April 2015)

<p><b>Site 2</b></p> <p>Land opposite Mill Lane.</p>	<p>The size of the development is approximately 0.25Ha; this would yield 4 dwellings.</p> <p>Site is approximately 700 metres away from Site.</p> <p>Information concerning the use of natural resources; production of waste; pollution and nuisances; the risk of accidents; (see site 1 above).</p>	<p>The existing land use is agricultural (arable), Grade 1 ('Excellent').</p> <p>The relative abundance, quality and regenerative capacity of natural resources in the area; (see site 1 above)</p> <p>The absorption capacity of the natural environment, paying particular attention to the following areas - this site is 1.9Km away from the River Lugg (part of the River Wye SAC).</p>	<p>River Wye (including the River Lugg) SAC.</p>	<p>No: Providing sewerage capacity exists and that the SuDS are adequately designed to cope with surface-water runoff, then there should be no LSE on the SAC in question. In addition, the scale of development proposed would not give rise to likely significant effects alone.</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the attendant Policy W1 should reinforce the strength of this policy in avoiding unacceptable adverse impacts.</p> <p>In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. This site has been identified in direct response to the proportional growth target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements.</p>	<p>No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the proportional growth target for the settlement.</p>
<p><b>Site 3</b></p> <p>Land west of Auberrow Road and east of The Farm.</p>	<p>The size of the development is approximately 0.59Ha;</p> <p>Site is approximately 360m away from site 1 and 700 metres away from Site 2.</p> <p>Information concerning the use of natural resources; production of waste; pollution and nuisances; the risk of accidents; (see site 1 above).</p>	<p>The existing land use is agricultural, Grade 2 ('Very Good').</p> <p>The relative abundance, quality and regenerative capacity of natural resources in the area; (see site 1 above)</p> <p>The absorption capacity of the natural environment, paying particular attention to the following areas - this site is 1.4Km away from the River Lugg (part of the River Wye SAC).</p> <p>Areas in which the environmental quality standards laid down in EU legislation have already been exceeded; (see site 1 above);</p>	<p>River Wye (including the River Lugg) SAC.</p>	<p>No: Whilst this site is the closest physically to the SAC (River Lugg) (900m approx). Providing sewerage capacity exists and that the SuDS are adequately designed to cope with surface-water runoff, then there should be no LSE on the SAC in question. In addition, the scale of development proposed would not give rise to likely significant effects alone.</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the attendant Policy W1 should reinforce the strength of this policy in avoiding unacceptable adverse impacts.</p> <p>In any event, the 2015 HRA Report confirms that the roll out of the NMP would continue to mitigate the effects of Policy RA2 of the Local Plan (Core Strategy), a policy upon which the proposed allocation of this site for housing is predicated. This site has been identified in direct response to the proportional growth target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements.</p>	<p>No: the latest iteration of the HRA for the Local Plan (Core Strategy) confirms that NMP can mitigate the effects of 5,300 dwellings in rural areas and the proposed site allocation, in combination with the others, will not exceed the proportional growth target for the settlement.</p>