

Habitats Regulations Assessment



Lower Bullingham Neighbourhood Area

October 2015

Lower Bullingham HRA

HRA Screening Assessment

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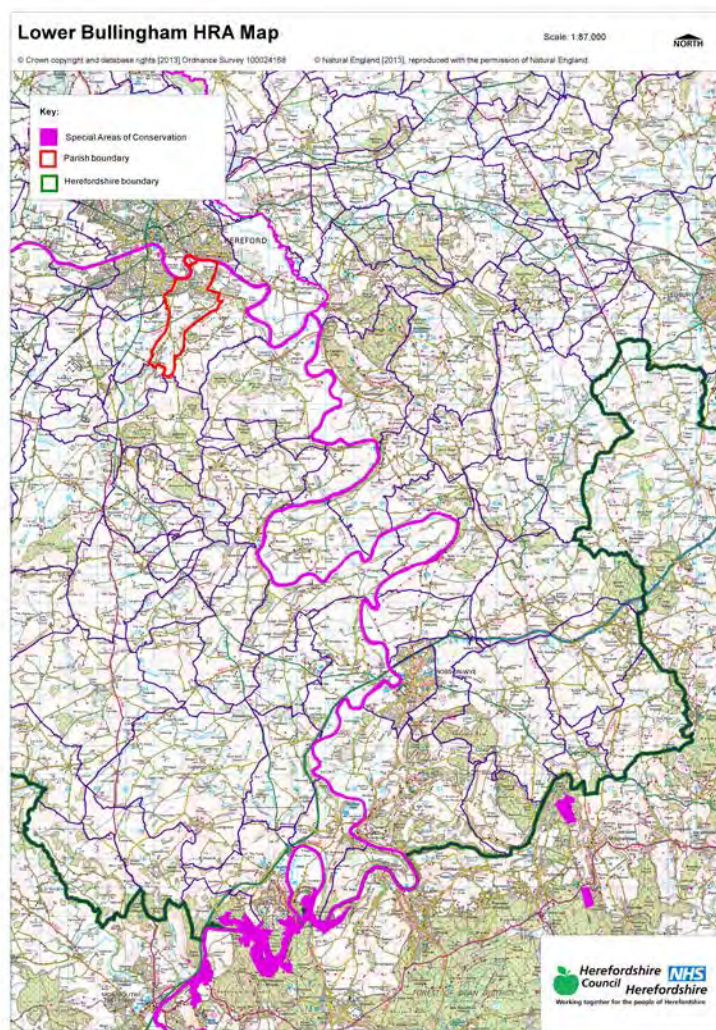
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1 Introduction

- 1.1 This Screening Assessment relates to a Neighbourhood Development Plan that is considered to be in general conformity with higher level strategic plans, such as the Herefordshire Core Strategy and the National planning Policy Framework. The screening stage involves assessing broadly whether the Draft Neighbourhood Plan is likely to have a significant effect on any European site(s).
- 1.2 Lower Bullingham Parish Council is producing a Neighbourhood Development Plan for Lower Bullingham Parish, in order to set out the vision, objectives and policies for the development of the Parish up to 2031. This HRA reviews the Draft Lower Bullingham Plan September 2015.
- 1.3 The NDP is criteria based and does not allocate sites. It provides general policies that clarify and provide detail to the policies within the Herefordshire Core Strategy therefore it requires a high level screening assessment to build upon the HRA Screening Assessment Report for the Herefordshire Core Strategy. This high level screening assessment should be read in combination with the Herefordshire Pre-submission publication of the Local Plan-Core Strategy Habitat Regulations Assessment Report (April 2014) and ensures that there will not be any significant impacts upon Natura 2000 sites.
- 1.4 The map below shows Lower Bullingham Neighbourhood Area with the European Site highlighted.



2 The requirement to undertake Habitats Regulations Assessment of neighbourhood plans

- 2.1 The requirement to undertake HRA of development plans was confirmed by the amendments to the "Habitats Regulations" published for England and Wales in July 2007 and updated in 2013. Therefore, when preparing its NDP, Lower Bullingham Parish Council is required by law to carry out an assessment known as "Habitats Regulations Assessment". It is also a requirement in Regulation 32 schedule 2 of the Neighbourhood Planning Regulations 2012.
- 2.2 Article 6(3) of the EU Habitats Directive provides that:
Any plan or project not directly connected with or necessary to the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.
- 2.3 HRA is an impact-led assessment and refers to the assessment of the potential effects of a neighbourhood plan on one or more European sites, including Special Protection Areas (SPAs) and Special Areas of Conservation (SACs):
- **SPAs** are classified under the European Council Directive 'on the conservation of wild birds' (79/409/EEC; 'Birds Directive') for the protection of **wild birds and their habitats** (including particularly rare and vulnerable species listed in Annex 1 of the Birds Directive, and migratory species).
 - **SACs** are designated under the Habitats Directive and target **particular habitats** (Annex 1) and/or species (Annex II) identified as being of European importance.
- 2.4 For ease of reference during HRA, general practice has been that these three designations are collectively referred to as either **Natura 2000** or **European sites**. This means that a Screening Assessment is carried out with regard to the Conservation Objectives of the European Sites and with reference to other plans or projects to identify if any significant effect is likely for any European Site.

3 Methodology

- 3.1 As the Lower Bullingham 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 neighbourhood plans is undertaken in stages and should conclude whether or not a proposal or policy in a neighbourhood plan would adversely affect the integrity of the site in question. This is judged in terms of the implications of the plan for a site's 'qualifying features' (i.e. those Annex I habitats, Annex II species, and Annex I bird populations for which it has been designated) and are measured with reference to the conservation objectives for those qualifying features as defined by Natural England.
- 3.3 The first process is to undertake an initial screening report to determine the need to undertake the requirement for a HRA, this initial screening identifies whether the Plan could impact upon any European site that could be within the Neighbourhood Area or nearby.
- 3.4 If a European Site is within the Neighbourhood Area or the Neighbourhood Area could impact upon a European site then this will need to be taken into account and a full screening assessment will need to be undertaken.

- 3.5 The full screening stage consists of a description of the plan, identification of potential effects on European Sites, assessing the effects on European Sites (taking into account potential mitigation provided by other policies in the plan). For Neighbourhood Plans the outcome should demonstrate there are no likely effects upon the European sites. If any likely effects occur then there will need to be amendments to the NDP made and be re-screened until all likely effects have been mitigated.

4 Results of the Initial Screening Report and options

- 4.1 The initial Screening report (June 2013) found that the River Wye SAC is located to the north of the Neighbourhood Area and therefore a full screening assessment is required.
- 4.2 For full details of the River Wye's attributes which contribute to and define their integrity and vulnerable data see Appendix 1 of the Lower Bullingham NDP Initial Screening Report. The Initial Screening Report, June 2013, can be found in Appendix 1 of this HRA report. This information made it possible to identify the features of each site which determine site integrity, as well as the specific sensitivities of Lower Bullingham Neighbourhood Plan may affect site integrity.
- 4.3 The initial options for the NDP were assessed to determine their environmental impact that could affect the River Wye SAC. There were only two options provided by the Parish, a 'do nothing' approach and 'allocate housing sites.' The assessment of the allocation of housing sites option would depend on location and scale in relation to environmental impact, which would be detailed within the policies.
- 4.4 As Lower Bullingham progresses from options onto their NDP policies, the Plan will need to identify ways in which the least effect on the River Wye SAC could be achieved. the Assessment matrix for the options can be found Appendix 2.

5 Description of the Lower Bullingham Neighbourhood Plan

- 5.1 The Draft Lower Bullingham NDP presents detailed policies for development in the Neighbourhood Area, which is equivalent to the group parish boundary, up to 2031. The first part of the Plan introduces the Plan and its preparation and discusses the background of the parish.
- 5.2 The NDP then details the vision for the Group Parish over the Plan period and seven objectives of how this will be achieved. The objectives cover the following topics:

Improve traffic flows and reduce congestion
Increase level of off-street car parking
Improve standard of design
Improve and protect open green spaces
Integrate southern urban extension with existing communities and minimise impact
Maximise benefit of any community infrastructure raised in the parish
Reduce the risk of flooding

- 5.3 The NDP also sets out 10 general policies on various topics based on the objective headings above and also for the village, these include:

Traffic and congestion
Car parking standards
Loss of off-street car parking provision
Design
Protecting open spaces
Improving open spaces
Incidental open spaces and street trees
Integrating the Southern Urban extension (SUE) with existing communities

Community Infrastructure Levy Reducing the risk of flooding

6 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. In addition, in accordance with the Neighbourhood Planning Regulation 2012 a NDP cannot have a significant effect on any European Site whether alone or in combination with another Plan.
- 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 pre-submission publication of the Herefordshire Local Plan – Core Strategy Habitats Regulations Assessment (May 2014). It is seen that as this NDP does not go over and beyond the requirements set out in the Core Strategy this review will also be substantial for the NDP.
- 6.3 The HRA for the Core Strategy also identifies that both the Water Cycle Study for Herefordshire, which indicates the potential for planned water abstraction requirements combined with pressures on European Sites from the Core Strategy policies, and the work on the Nutrient Management Plan, to ensure the favourable conservation status of the SAC in respect of phosphate levels as soon as possible and at the latest by 2027, have both been considered as part of the in-combination assessment.

7 Assessment of the ‘likely significant effects’ of the Lower Bullingham 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. A screening matrix was prepared in order to identify whether any of the policies in the Plan would be likely to have a significant effect on the River Wye SAC.
- 7.2 The findings of the screening matrix can be found in the Screening Matrix in Appendix 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 1 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 individually, which is consistent with current guidance documents. The results from the HRA report for the pre-submission version / proposed modifications addendum of the Herefordshire Core Strategy was also taking into consideration.
- 7.4 Mitigation methods identified within the policies of the NDP such as requiring good practice measures during and after construction phases, such as more efficient use of water and resources, reduction in waste and encouragement of recycling. The provision and encouragement of use of more sustainable transport measures when improving the transport infrastructure, along with improvements to green infrastructure and cycle paths/ footpaths will also help to reduce car traffic around the parish and surrounding areas.

8 Conclusions from the Screening Matrix

- 8.1 None of the Draft Lower Bullingham NDP (September 2015) policies were concluded to be likely to have a significant effect on the River Wye SAC. Based on assumptions and information contained within the Lower Bullingham NDP, Herefordshire Core Strategy and the Pre-submission version / proposed modifications addendum of the

HRA for the Core Strategy all of the NDP policies were found to be unlikely to result in significant effects on the River Wye SAC.

- 8.2 This is because the policies would not result in development, i.e., they relate instead to criteria for development. In a number of cases the policies also included measures to help support the natural environment, including biodiversity and reduce the effect of flooding. In addition, these policies have the potential to mitigate some of the possible adverse effects arising from other policies.
- 8.3 The plan is very much criteria based, and does not allocate sites for development.
- 8.4 Dwr Cymru Welsh Water (DCWW) has stated for the Core Strategy that there is potential capacity in the Rotherwas Sewerage Treatment works to continue to treat the water from the amount of housing provided for in the Core Strategy policies, when combined with Eign STW. In addition, the preparation of the Nutrient Management Plan for the River Wye SAC should ensure that development within Herefordshire which can be accommodated within existing water discharge permits would not be likely to have a significant effect upon the River Wye SAC.
- 8.5 It is unlikely that the Lower Bullingham NDP will have any in-combination effects with any Plans from neighbouring parish councils as the level of growth identified in the plan is the same as that proposed within the Core Strategy. This is due to the large southern urban extension allocated within the Core Strategy for 1,000 houses is partially located within the Parish.
- 8.6 It is therefore concluded that the Lower Bullingham NDP will not have a likely significant effect on the River Wye SAC.
- 8.7 Any further amendments to policies (post November 2014) will be rescreened if required and an addendum to this report will be produced.

Appendix 1

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

The Neighbourhood Planning (General) Regulation 2012 (Reg. 32)

Conservation of Habitats and Species Regulations 2010 (d)

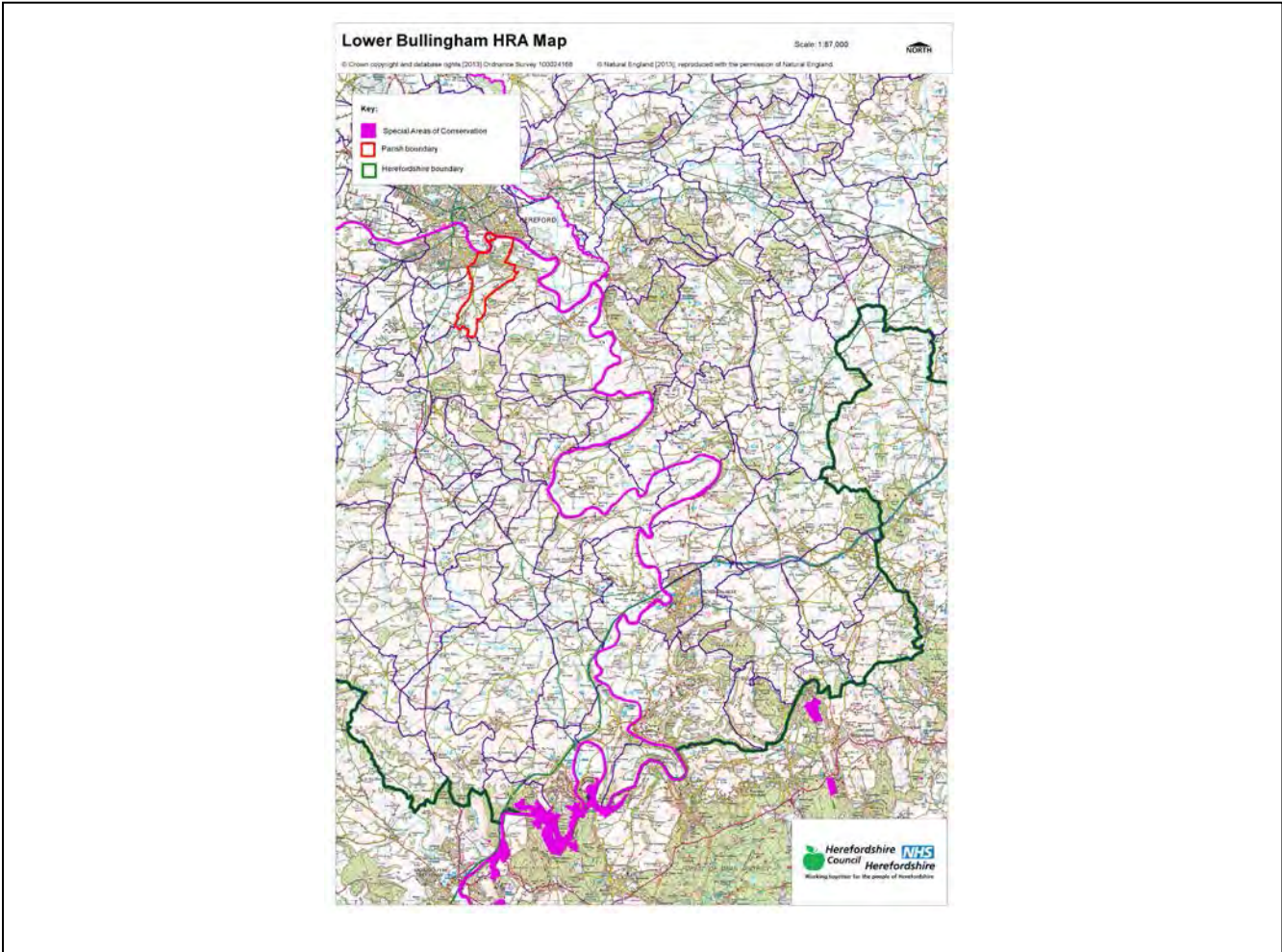
Neighbourhood Area:	Lower Bullingham Neighbourhood Area
Parish Council:	Lower Bullingham Parish Council
Neighbourhood Area Designation Date:	22/08/2013

Introduction

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

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

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



Initial HRA Screening

River Wye (including the River Lugg) SAC:

Does the Neighbourhood Area have the River Wye (including the River Lugg) in or next to its boundary?	Y	The River Wye borders the Parish to the north
Is the Neighbourhood Area in the hydrological catchment of the River Wye (including the River Lugg) SAC?	Y	The Parish is within the River Wye hydrological catchment area
If yes above, does the Neighbourhood Area have mains drainage to deal with foul sewage?	Y	The north of the Parish is covered by Hereford mains drainage

Downton Gorge SAC:

Is the Neighbourhood Area within 10km of Downton Gorge SAC?	N	Downton Gorge is 35km 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 36km 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	The Parish is 20.2km away from Wye Valley and Forest of Dean Bat Sites
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Wye Valley Woodlands SAC:

Is the Neighbourhood Area within 10km of any of the individual sites that make up the Wye Valley Woodlands Site?	N	The Parish is 21km away from the Wye Valley Woodlands
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HRA Conclusion:

The assessment above highlights that the following European Sites will need to be taken into account in the future Neighbourhood Development Plan for the Lower Bullingham 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 Lower Bullingham Neighbourhood Area and would need to be taken into account within a Strategic Environmental Assessment. In addition, the NDP will also need to consider the other SEA topics set out in Guidance Note 9a to ensure that the plan does not cause adverse impacts.

SEA features	Total	Explanation	SEA required
Air Quality Management Areas	0	There are no AQMA's within the Parishes	N
Ancient Woodland	2	Rotherwas Park Wood (border); Reeces Wood (border)	Y
Areas of Archaeological Interest	0	There are no AAI's within the Parish	N
Areas of Outstanding Natural Beauty	0	There are no AONB's within the Parish	N
Conservation Areas	1	Hampton Park (border)	N
European Sites	1	River Wye	Y
Flood Areas		Flood Zones cover the entire built up area in the north of the Parish, and also goes down as far as Green Crize	Y
Listed Buildings	Numerous	There are numerous listed buildings throughout the Parish	Y
Local Nature Trails	1		Y
Local Sites (SWS/SINCs/RIGS)	1 (SWS) 3 (SINC)	SWS: River Wye. SINC: Active railway south of Wye (border); Sewage Works (border); Hampton Grange Nursing Home (border)	Y
Long distance footpaths/trails	2	Violette Szabo; Wye Valley Walk (border)	Y
Mineral Reserves	0	There are no Minerals Reserves Sites	N
National Nature Reserve	0	There are no NNR's within the Parish	N
Registered & Unregistered parks and gardens	1 Unregistered	Rotherwas Park (border)	Y
Scheduled Ancient Monuments	5	Lower Bullingham deserted medieval village; Dinedor Camp (border); Bullingham Old Church (border); Row Ditch entrenchment (border); Site of Rotherwas House, earthwork remains of formal gardens and Rotherwas Chapel (border)	Y
Sites of Special Scientific Interest	1	River Wye (Unfavourable Recovering)	Y

Decision Notification:

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

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

Assessment date: 27/06/2013

Assessed by: James Latham

Appendix 1: European Sites

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

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

Usk Bat Site

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

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

Wye Valley and Forest of Dean Bat Sites

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

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

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

NDPs closest to the European Site will need to consider:

Woodland habitat buffer.

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

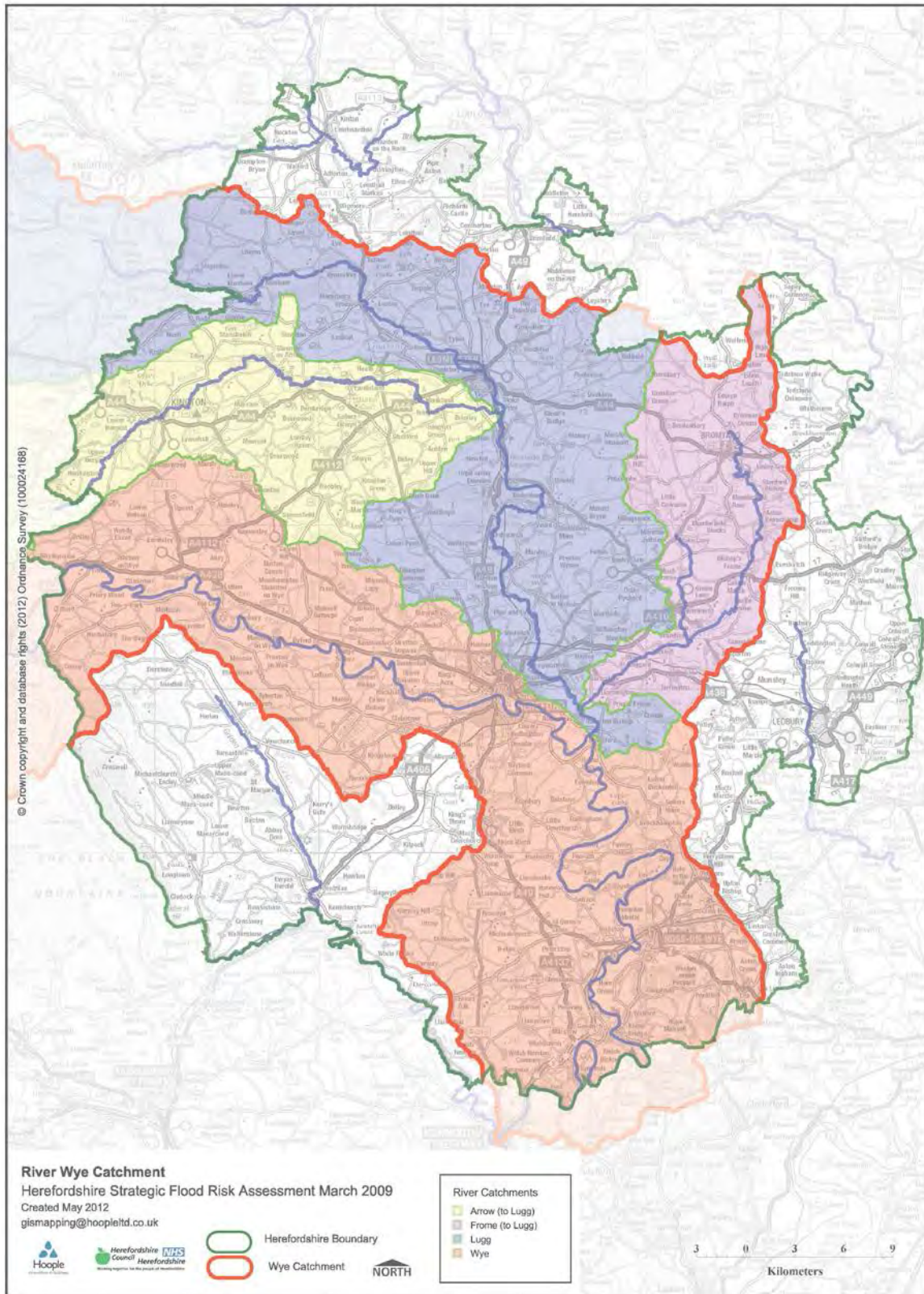
Greater Horseshoe Bat: Large buildings, pasture, edge of mixed deciduous woodland and hedgerows. Mixed land-use especially south-facing slopes, favours beetles, moths and insects they feed on. During the winter they depend on caves, abandoned mines and other underground sites for undisturbed hibernation.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

Wye Valley Woodlands

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

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

Appendix 2: Wye Catchment Map



Appendix 2

Table 1: HRA Screening of Emerging Neighbourhood Development Plan Options

Parish Council Name: **Lower Bullingham**

NDP Title: **Lower Bullingham Neighbourhood Plan**

Date undertaken: **October 2015**

NDP objectives, options policies	HRA Screening of Emerging NDP options				
	Likely activities (operations) to result as a consequence of the option	Likely effect if option implemented. Could they have Likely Significant Effects (LSE) on European Sites? (Yes/No, with reasons) <i>(If no, progress on to next objective/option/policy. If yes, progress on to next set of columns in row)</i>	European Sites potentially affected	Mitigation measures to be considered, as necessary, through redraft of objective/option/policy and to be considered as part of Appropriate Assessment	If recommendations are implemented, would it be possible that it would result in no LSE? (Yes/No with reasons)
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
Allocate Housing Sites	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	River Wye SAC	Specific environmental issues could be investigated during the site search and be positively addressed	No, development in line with the Local Plan (Core Strategy) and the policy safeguards which exist within the Core

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		not left to market forces.		<p>within the policy wording.</p> <p>Policy would need to take account of the proportional growth requirements of the Core Strategy and potential headroom capacity at the local STW.</p>	<p>Strategy should avoid or mitigate any likely significant effects.</p> <p>Policy criteria should be included within the NDP which reflects this. Further assessments will be undertaken at draft policy stage.</p>
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Appendix 3

HRA Screening of Emerging Neighbourhood Development Plan Objectives and Policies

Parish Council Name: Lower Bullingham

NDP Title: Lower Bullingham Neighbourhood Plan

Date undertaken: October 2015

Core Strategy HRA version: Pre submission / proposed modifications addendum

NDP objectives, options policies	HRA Screening of Emerging NDP objectives, options and policies				
	Likely activities (operations) to result as a consequence of the objective/option/policy	Likely effect if objective/option/policy implemented. Could they have Likely Significant Effects (LSE) on European Sites? (Yes/No, with reasons) <i>(If no, progress on to next objective/option/policy. If yes, progress on to next set of columns in row)</i>	European Sites potentially affected (Refer to Initial Screening)	Mitigation measures to be considered, as necessary, through redraft of objective/option/policy and to be considered as part of Appropriate Assessment	Could the policy have likely significant effects on European sites (taking mitigation into account?)
<i>Objective 1 – to improve traffic flows and reduce congestion</i>	Development of transport infrastructure	N/A	N/A	N/A	No. This objective will not lead to development itself but will look to ease the pressures between the community and transport through the Parish.

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<i>Objective 2 – To increase the level of off street car parking</i>	Improve roads and travel by removing cars from parking on the roads	n/a	n/a	n/a	No This objective will not seek to provide development but protect losing car parking spaces from housing and encourage more off road spaces to be provided with new development
<i>Objective 3 – to improve the standard of design</i>	Promote better requirements in design for housing	n/a	n/a	n/a	No This objective will not seek to provide development but more to enhance the design of any development coming forward.
<i>Objective 4 – to improve and protect open green spaces</i>	To protect and improve the existing open spaces and play areas around the parish	n/a	n/a	n/a	No This objective will not seek to provide development but more to seek to protect the existing open spaces within the parish
<i>Objective 5 – to Integrate the SUE into existing communities</i>	To help protect the character of the parish and improve the facilities for all through the additional development	n/a	n/a	n/a	No This objective will not seek to provide development but protect the existing character of help to provide more facilities to the parish.
<i>Objective 6 – maximise the benefit of any community</i>	Promote improvement of services and facilities for all members of the	n/a	n/a	n/a	No This objective will not seek to provide development but more to enhance the

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<i>infrastructure</i>	community				facilities that are currently in existence
<i>Objective 7 – to reduce the risk of flooding</i>	Promoting measures to ensure the parish is protected from flooding	n/a	n/a	n/a	No this objective will not lead to development itself but will seek to improve the flood risk within the parish
Policies					
<i>Policy LB1</i>	Development of transport infrastructure and traffic management measures	No likely significant effect on the River Wye SAC	N/A	N/A	No. This policy is not likely to lead to development but rather it aims to provide traffic management and measures.
<i>Policy LB2</i>	Development of transport infrastructure such as car park	No likely significant effect on the River Wye SAC	N/A	N/A	No. This policy is not likely to lead to development but rather it aims to provide transport requirements for any new developments to ensure more sustainability.
<i>Policy LB3</i>	Improvement of traffic management measures.	No likely significant effect on the River Wye SAC	N/A	N/A	No. This policy is not likely to lead to development but rather it aims to provide traffic management.

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<i>Policy LB4</i>	N/A	No likely significant effect on the River Wye SAC	N/A	This policy should help to mitigate the potential effects of future development, by ensuring sustainable methods are used and waste and recycling are specifically handled.	No. This policy is unlikely to lead to development, instead it relates to criteria for development.
<i>Policy LB5</i>	N/A	N/A	N/A	The measures in this policy to conserve and protect open spaces across the Parish which should help to provide mitigation against the potential adverse impacts of new developments	No. This policy will not lead to new development; rather it specifically aims to protect and conserve open spaces. As such this policy could help to provide mitigation against the potential of other NDP policies.
<i>Policy LB6</i>	N/A	N/A	N/A	The measures in this policy to conserve and protect open spaces across the Parish which should help to provide mitigation against the potential adverse impacts of new developments	No. This policy will not lead to new development; rather it specifically aims to protect and conserve open spaces. As such this policy could help to provide mitigation against the potential of other NDP policies.
<i>Policy LB7</i>	N/A	N/A	N/A	The measures in this policy to conserve and protect open spaces across the Parish which should help to provide	No. This policy will not lead to new development; rather it specifically aims to protect and conserve

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				mitigation against the potential adverse impacts of new developments	open spaces. As such this policy could help to provide mitigation against the potential of other NDP policies.
<i>Policy LB8</i>	Additional and improved green infrastructure links Mix of affordable housing Flood alleviation schemes	No Likely Significant effect on the River Wye SAC	N/A	N/A	No. This policy will not lead to new development itself; but rather it will ensure that any new development on the SUE has no or little impact upon flooding and helps to improve links within the community and across the parish.
<i>Policy LB9</i>	N/A	N/A	N/A	N/A	No. The policy will not itself lead to development, instead it relates to how CIL funding should be spent within the Parish, as a result of other policies.
<i>Policy LB10</i>	N/A	No Likely Significant effect on the River Wye SAC	N/A	N/A	No. This policy will not lead to new development; but rather it will ensure that any new development has no or little impact upon surface water flooding

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					or fluvial flooding due to the mitigation methods encouraged.
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