

# Habitats Regulations Assessment



## Yarkhill Neighbourhood Area

August 2017

# Yarkhill HRA

## HRA Screening Assessment

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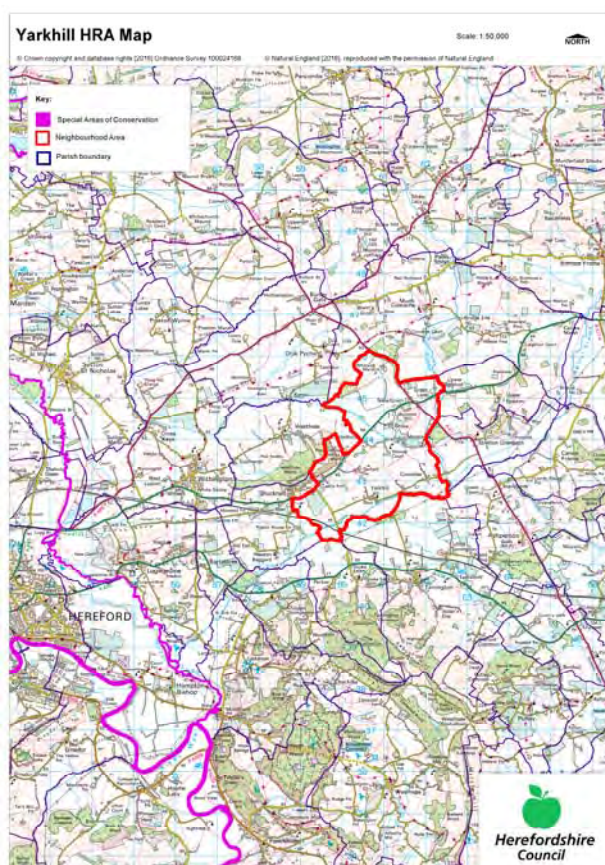
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## 1 Introduction

- 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 Yarkhill Parish Council is producing a Neighbourhood Development Plan for Yarkhill 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 Yarkhill Plan August 2017.
- 1.3 The NDP is a mix of criteria based policies and has allocated sites within the settlements of Newtown and Monkhide. 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 publication of the Local Plan-Core Strategy Habitat Regulations Assessment Report (June 2016) and ensures that there will not be any significant impacts upon Natura 2000 sites.
- 1.4 The map below shows Yarkhill 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, Yarkhill 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 Yarkhill Plan 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 2016) found that the Yarkhill Parish is 5.4 km from the River Wye. Therefore Yarkhill NDP area falls within the 10km hydrological catchment area of the River Wye (including the Lugg ) SAC. The SAC is located south of the Neighbourhood Area and therefore a full screening assessment is required.
- 4.2 For full details of the River Wye (including the Lugg )SAC attributes which contribute to and define their integrity and vulnerable data see Appendix 1 of the Yarkhill Plan Initial Screening Report. The Initial Screening Report, July 2016, can be found in Appendix 4 of this HRA report. This information made it possible to identify the features of each site which determine site integrity, as well as the specific sensitivities of each site, therefore enabling later analysis of how the potential impacts of the Yarkhill Plan 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 Wye Valley & Forest of Dean Bat Sites SAC. Overall the majority of the options proposing any growth appear to depend on location and scale in relation to environmental impact. However the site options listed are all on a small scale and located away from the SAC and are unlikely to have a significant impact on the SAC.
- 4.4 As Yarkhill Plan progresses from options onto their NDP policies, the Plan will need to identify ways in which the least effect on the Wye Valley & Forest of Dean Bat Sites SAC could be achieved, alongside taking forward the preferred options from the consultation from the community. If a majority of these options are taken forward either as standalone policies or in combination with other policies then the mitigation from these options will help to counter balance the effect of all new development within the Parish. A list of the options and site options assessed can be found in Appendix 1, and the Assessment matrix for the options can be found Appendix 2.

#### **5 Description of the Yarkhill Plan Neighbourhood Plan**

- 5.1 The Draft Yarkhill Plan 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 to each of the villages.
- 5.2 The NDP then details the vision for the Group Parish over the Plan period and fourteen objectives of how this will be achieved. The 13 objectives cover the following topics:

**Sustainable Development**  
**Housing**  
**Design and landscape**  
**Employment**  
**Rural diversification**  
**Tourism**  
**Transport and Infrastructure**  
**Community facilities**  
**Visual amenity**  
**Renewable Energy**

5.3 The NDP also sets out 14 policies on various topics based on the objective headings above and also for the village, these include:

- Y1-Site allocations for new housing
- Y2-Settlement boundaries
- Y3- Housing Development within the Settlement Boundaries of Newtown and Monkhide
- Y4- Conversion of former agricultural buildings for residential use
- Y5-Protecting existing areas of employment and encouraging investment in business opportunities
- Y6-Supporting rural diversification
- Y7-Tourism
- Y8-Traffic and transport
- Y9-Water supply and drainage
- Y10-Reducing flood risk and supporting sustainability
- Y11-Community facilities
- Y12-Protecting landscape character
- Y13-Large agricultural buildings
- Y14-Local energy schemes

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-Squirrels Nest, Newtown-Capacity 6 dwellings.

Site 2-Rosedale, Newtown-Capacity-6 dwellings.

Site 3-Little Woodmanton, Yarkhill- Capacity 1 dwelling.

Site 10-The Acorns, Yarkhill- Capacity 1-2 dwellings.

Total capacity of 14-15 dwellings.

## **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 Yarkhill Plan 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 submission version of the Herefordshire Core Strategy were also taken into consideration.
- 7.4 Mitigation of some of the identified potential effects could be achieved through implementation of the other policies within the NDP which require good practice measures during and after construction phases, such as more efficient use of water, reduction in waste and encouragement of recycling.

## 8 Conclusions from the Screening Matrix

- 8.1 None of the Draft Yarkhill Plan (August 2017) policies and sites were concluded to be likely to have a significant effect on the River Wye (including Lugg) SAC. Based on assumptions and information contained within the Yarkhill Plan, Herefordshire Core Strategy and the submission version 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 (including Lugg) SAC.
- 8.2 In many cases this is because the policy itself would not result in development, i.e. it related instead to criteria for development. In a number of cases the policies also included measures to help support the natural environment, including biodiversity and therefore no significant effect conclusion could be reached. In addition, these policies have the potential to mitigate some of the possible adverse effects arising from other policies.
- 8.3 The plan allocates settlement boundaries and 4 sites for development; within the settlements of Newtown and Monkhide. Within the settlement area there appears to be enough capacity within the two identified settlements to meet and potentially exceed the target housing growth. Two of the allocated sites at The Acorns and Little Woodman and the settlement boundary are recommended to be removed due to the proximity to Monkhide settlement. This will leave two sites with a potential to provide up to 12 dwellings, this meet and slightly exceed proportionate growth figures.
- 8.4 Along with development from 4 commitments, 7 completions and windfall to meet the housing target of 18 from 2011 to 2031. Commitments and completions from April 2011-October 2016 are currently 11 dwellings, leaving a residual figure of 7 to find within the parish of Yarkhill.
- 8.5 It is unlikely that the Yarkhill Plan will have any in-combination effects with any Plans from neighbouring parish councils as the level of growth proposed is the same as that proposed for the Housing Market Area in the Herefordshire Core Strategy and all of the proposed housing sites will be of a small scale.
- 8.6 **It is therefore concluded that the Yarkhill Plan will not have a likely significant effect on the River Wye (including Lugg) SAC.**
- 8.7 Any further amendments to policies (post August 2017) will be rescreened if required and an addendum to this report will be produced.

# Appendix 1



## Yarkhill Options

<b>Option 1-</b> Do nothing
<b>Option 2-</b> To do a criteria based policy.
<b>Option 3-</b> To allocate sites in the plan.
<b>Option 4-</b> Criteria policy and settlement boundary.
<b>Option 5-</b> Criteria policy/settlement boundary/allocate sites.
<b>Site Option 1-</b> Yarkhill Court, Watery Lane, Yarkhill.
<b>Site Option 2-</b> Yarkhill Court 2, Watery Lane, Yarkhill.
<b>Site Option 3-</b> Yarkhill Court 3, Watery Lane, Yarkhill.
<b>Site Option 4-</b> Old Orchard Cottage, Yarkhill.
<b>Site Option 5-</b> Land at Yarkhill.
<b>Site Option 6-</b> One Pound Cottage, Yarkhill.
<b>Site Option 7-</b> Two Pound Cottage, Yarkhill.
<b>Site Option 8-</b> 1 Monksbury Cottages, Monkhide.
<b>Site Option 9-</b> Little Woodmanton, Yarkhill.
<b>Site Option 10-</b> The Acorns, Yarkhill.
<b>Site Option 11-</b> The Wharf, Yarkhill.
<b>Site Option 12-</b> Squirrels Nest, Lower Eggleton.
<b>Site Option 13-</b> Rosedale, Lower Eggleton.

# Appendix 2

**Table 1: HRA Screening of Emerging Neighbourhood Development Plan Objectives, Options and Policies**

Parish Council Name: **Yarkhill**

NDP Title: **Yarkhill Neighbourhood Plan**

Date undertaken: **August 2017**

NDP objectives, Site 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 option implemented. Could they have Likely Significant Effects (LSE) on European Sites? (Yes/No, with reasons)	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)
<b>Option 1- to do nothing</b>	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.	River Wye (including the Lugg SAC).	N/A	N/A
<b>Option 2- To do a criteria based policy.</b>	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	No, development in line with the Local Plan (Core Strategy) and the policy safeguards which exist within the Core Strategy should avoid

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				<p>catchment.</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>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>
<b>Option 3 - To allocate sites in the plan.</b>	<p>Allocation of sites for housing or other uses would give certainty to future development. Specific environmental issues could be investigated during the site search and be positively addressed within the policy wording.</p>	<p>Pursuing this option would give greater certainty over future development within the area particularly within the River Wye catchment. If required mitigation criteria can be added to site allocations policies to ensure no likely significant effect would occur</p>	River Wye (including River Lugg) SAC	n/a	<p>No; policy criteria can be added to any allocation policy to mitigate. The majority of the village, where likely proportionate growth would be located is outside of the catchment area for the River Wye.</p>
<b>Option 4- Criteria policy and settlement boundary.</b>	<p>The designation of a settlement boundary will give additional certainty and help define those areas considered as the built form and open countryside. This can aid the direction of further growth to maintain the</p>	<p>Any settlement boundary would need to be designated to ensure that sufficient capacity was included to permit the proportional growth requirements within Policy RA2 of the Core Strategy. Criteria would need to be</p>	River Wye (including River Lugg) SAC	n/a	<p>No; policy criteria can be added to any settlement boundary criteria policy to mitigate. The majority of the village, where likely settlement boundary would be drawn is outside of the catchment area for the</p>

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	quality of the landscape and surroundings. There is less certainty as any growth will be adjudged by criteria based policy.	included within the policy to safeguard against any likely effects. However the majority of the village is outside of the catchment for the River Wye			River Wye.
<b>Option 5</b> -Criteria policy/settlement boundary/allocate sites.	Allocation of sites for housing or other uses would give certainty to future development. Specific environmental issues could be investigated during the site search and be positively addressed within the policy wording. The designation of a settlement boundary will give additional certainty and help define those areas considered as the built form and open countryside	Pursuing this option would give greater certainty over future development within the area particularly within the River Wye catchment. If required mitigation criteria can be added to site allocations policies. However the majority of the village where proportional growth and the settlement boundary are likely to be located are outside of the River Wye catchment area.	River Wye (including River Lugg) SAC	n/a	No; policy criteria can be added to any allocation policy to mitigate. The majority of the village, where likely proportionate growth and settlement boundary would be located is outside of the catchment area for the River Wye.

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Site Options					
<b>Site Option 1-</b> Yarkhill Court, Watery Lane, Yarkhill.	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Loss of greenfield land</p> <p>Small increase in traffic and parking demands</p> <p>New housing for 2 dwellings located on the edge of settlement.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction</p>	<p>No: the location and scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the form of an open agricultural field.</p>	<p>River Wye (including the Lugg SAC).</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. This site identified falls within an area which is not identified as an area for proportionate growth.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC around 5.4km away. However this site is not recommended to be developed, as it is not identified as a sustainable location for growth in accordance Core Strategy policies RA1 and RA2.</p>
<b>Site Option 2-</b> Yarkhill Court 2, Watery Lane, Yarkhill.	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Development of 2 dwellings</p> <p>Loss of greenfield land</p> <p>Small increase in traffic and parking demands</p>	<p>Due to the scale and proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>River Wye (including the Lugg SAC).</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. This site identified falls within an area which is not identified as an area for proportionate growth.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC around 5.4km away. However this site is not recommended to be developed, as it is not identified as a sustainable location for growth in</p>

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	<p>New housing</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction</p>				<p>accordance Core Strategy policies RA1 and RA2.</p>
<p><b>Site Option 3-</b> Yarkhill Court 3, Watery Lane, Yarkhill.</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>New housing for 1 on greenfield land</p> <p>Demand in broadband and communication services.</p> <p>Small increase in traffic and parking demands</p> <p>Light pollution</p> <p>Loss of greenfield land</p> <p>Increase in non-physical disturbances during construction</p>	<p>Due to the scale and proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>River Wye (including the Lugg SAC).</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. This site identified falls within an area which is not identified as an area for proportionate growth.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC around 5.4km away. However this site is not recommended to be developed, as it is not identified as a sustainable location for growth in accordance Core Strategy policies RA1 and RA2.</p>
<p><b>Site Option 4-</b>Old Orchard Cottage,</p>	<p>Increase in water usage, abstraction and sewage treatment</p>	<p>Due to the scale and proximity of the location to the SAC site it is unlikely</p>	<p>River Wye (including the Lugg SAC).</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant</p>

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Yarkhill.	<p>New housing on greenfield land for 1 dwelling</p> <p>Demand in broadband and communication services.</p> <p>Small increase in traffic and parking demands</p> <p>Light pollution</p>	that there will be significant effects on the European Site.		inclusion of additional policy wording in the NDP. This site identified falls within an area which is not identified as an area for proportionate growth.	impact on the SAC around 5.4km away. However this site is not recommended to be developed, as it is not identified as a sustainable location for growth in accordance Core Strategy policies RA1 and RA2.
Site Option 5- Land at Yarkhill.	<p>Increase in water usage, abstraction and sewage treatment</p> <p>New housing for 4 on greenfield land</p> <p>Demand in broadband and communication services.</p> <p>Small increase in traffic and parking demands</p> <p>Light pollution</p> <p>Loss of greenfield land</p> <p>Increase in non-physical disturbances during construction</p>	No: the scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the form of an open agricultural field in Yarkhill.	River Wye (including the Lugg SAC).	There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. This site identified falls within an area which is not identified as an area for proportionate growth.	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC around 5.4km away. However this site is not recommended to be developed, as it is not identified as a sustainable location for growth in accordance Core Strategy policies RA1 and RA2.
Site Option 6-One Pound Cottage,	<p>Increase in water usage, abstraction and sewage</p>	No: the scale of development	River Wye (including	There are sufficient safeguards within other	No. The scale and extent of development

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Yarkhill.	<p>treatment</p> <p>1 dwelling developed</p> <p>Small increase in traffic and parking demands</p> <p>New housing on greenfield land</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Loss of greenfield land</p> <p>Increase in non-physical disturbances during construction</p>	<p>proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the form of an open agricultural field in Yarkhill.</p>	<p>the Lugg SAC).</p>	<p>policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. This site has been identified in direct response to the proportional growth target. However the site identified is not identified as an area for proportionate growth.</p>	<p>on this site is unlikely to have a significant impact on the SAC. However this site is not recommended to be developed, as it is not identified as a sustainable location for growth in accordance Core Strategy policies RA1 and RA2.</p>
<p><b>Site Option 7-Two</b> Pound Cottage, Yarkhill.</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing for 5 dwellings on greenfield land</p> <p>Demand in broadband and communication services.</p>	<p>Due to the scale and proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>River Wye (including the Lugg SAC).</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. This site identified falls within an area which is not identified as an area for proportionate growth.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC around 5.4km away. However this site is not recommended to be developed, as it is not identified as a sustainable location for growth in accordance Core Strategy policies RA1 and RA2.</p>

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	<p>Light pollution</p> <p>Loss of greenfield land</p> <p>Increase in non-physical disturbances during construction</p>				
<p><b>Site Option 8-1</b> Monksbury Cottages, Monkhide.</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>4 dwellings created on greenfield land</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction</p>	<p>Due to the scale and proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>River Wye (including the Lugg SAC).</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. This site identified falls within an area which is not identified as an area for proportionate growth.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC around 5.4km away. However this site is not recommended to be developed, as it is not identified as a sustainable location for growth in accordance Core Strategy policies RA1 and RA2.</p>
<p><b>Site Option 9- Little</b> Woodmanton, Yarkhill.</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Development of 1 on a brownfield site</p> <p>Small increase in traffic and parking demand</p>	<p>Due to the scale and proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>River Wye (including the Lugg SAC).</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. This site identified falls within an area which is not identified as an</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC around 5.4km away. However this site is not recommended to be developed, as the</p>

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	<p>New housing on brownfield land.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p>			<p>area for proportionate growth.</p>	<p>identified settlement boundary is too far from the nearby settlement to be considered as a sustainable location for growth in accordance Core Strategy policies RA1 and RA2.</p>
<p><b>Site Option 10- The Acorns, Yarkhill.</b></p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Development of 2 dwellings on a greenfield site</p> <p>Small increase in traffic and parking demand</p> <p>New housing on brownfield land.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction</p>	<p>Due to the scale and proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>River Wye (including the Lugg SAC).</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. This site identified falls within an area which is not identified as an area for proportionate growth.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC around 5.4km away. However this site is not recommended to be developed, as the identified settlement boundary is too far from the nearby settlement to be considered as a sustainable location for growth in accordance Core Strategy policies RA1 and RA2.</p>

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	Loss of greenfield				
<b>Site Option 11-</b> The Wharf, Yarkhill.	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing on garden/ open space land</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction</p>	<p>Due to the scale and proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	River Wye (including the Lugg SAC).	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC.</p>
<b>Site Option 12-</b> Squirrels Nest, Lower Eggleton.	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing for 6 on greenfield</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>Due to the scale and proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	River Wye (including the Lugg SAC).	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. 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</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the River Wye SAC .</p> <p>Impact towards the River Wye SAC can be further determined in further detail on a case by case basis at planning application</p>

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	<p>Loss of greenfield</p> <p>Increase in non-physical disturbances during construction</p>			<p>allocations, would not exceed the Local Plan's requirements.</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>stage.</p>
<p><b>Site Option 13- Rosedale, Lower Eggleton.</b></p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing for 6 on greenfield land</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction</p>	<p>Due to the scale and proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>River Wye (including the Lugg SAC).</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP.</p> <p>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>Policy would need to take account of the proportional growth requirements of the Core</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the River Wye SAC .</p> <p>Impact towards the River Wye SAC can be further determined in further detail on a case by case basis at planning application stage.</p>

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				Strategy and potential headroom capacity at the local STW.	
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# Appendix 3

### Appendix 3

**Table 1: HRA Screening of Emerging Neighbourhood Development Plan Objectives and Policies**

Parish Council Name: **Yarkhill Group Parish**

NDP Title: **Yarkhill Draft Plan reg 14**

Date undertaken: **August 2017**

Core Strategy HRA version: **Adopted Core Strategy 2011-2031**

NDP objectives, 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)	European Sites potentially affected	Mitigation measures to be considered, as necessary, through redraft of objective/policy and to be considered as part of Appropriate Assessment	Could the policy have likely significant effects on European sites (taking mitigation into account?)
YHO1- To support suitable residential development which provides family homes or affordable housing for local people.	Objective to support sustainable and appropriate development in line with policies SS1 and RA1.	None identified.	River Wye (including the Lugg SAC).	None identified.	No. This objective will not lead to development but sets sustainable development criteria.
YHO2 – To ensure new homes are sited adjacent to the settlements of Newtown and Monkhide as defined in the	Objective to support sustainable and appropriate development in line with policies SS1 and RA2.	None identified.	River Wye (including the Lugg SAC).	None identified.	No. This objective will not lead to development but sets sustainable development criteria.

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Herefordshire Core Strategy.					
<b>Appendix 3</b> YHO3-16 encourage small scale housing schemes which are appropriate to the scattered layout of existing settlements with developments of no more than 67 houses on any one site.	Objectives will encourage small scale housing proposals within Yarkhill to fit in keeping with the existing landscape character.	None identified.	River Wye (including the Lugg SAC).	Promotion of sustainable construction methods should be encouraged.	No, this objective seeks to encourage appropriate small scale housing scheme to be in keeping with the existing settlements.
YHO4- To encourage the design of new houses to reflect local materials and traditions, as well as environmentally friendly "Eco designs" which maximise energy and resource efficiency.	The built character is protected along with landscape character.  Sustainable development encouraged.	None identified.	River Wye (including the Lugg SAC).	The objective will help safeguard against unsuitable development in Yarkhill.	No, this objective will not directly lead to development. Instead it aims to encourage suitable designed developments to be in keeping with the vernacular of Yarkhill.
YEO1- To protect existing employment areas such as those at Acorn Park, Newtown Cross, Baddy Marsh Farm and Whitwick Manor and to encourage investment in new business premises in these areas to	Local jobs growth. Encourage local people to work closer to their work. Plan attracts employment opportunities in the rural area.  Encouragement of small scale business development	This is dependent on where location, scale and nature of the sites. This can be determined further at site allocation stage.	River Wye (including the Lugg SAC).	Objective and policies within the NDP and Core Strategy will help mitigate impact caused from employment growth.  Promotion of sustainable construction methods should be encouraged.	No. This objective strives to improve and sustain existing employment areas within Yarkhill Parish.

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provide new employment opportunities for local residents.	Job creation				
YEO2- To support appropriate rural diversification schemes which use redundant former agricultural buildings for new business development.	Support agriculture within the parish. May increase small scale job prospects within the parish and enhance agricultural businesses and farming.  Encouragement of small scale business development  Job creation	None identified.	River Wye (including the Lugg SAC).	None	No. This objective does not specifically lead to development. Instead it seeks to support and value agriculture.
YEO3- To support the development of tourism for ventures that would not have a major visual impact on the landscape, i.e. B&B and food premises rather than camping or holiday chalets.	This objective will protect and help conserve landscape identified within Yarkhill.	None identified.	River Wye (including the Lugg SAC).	None. This objective is a mitigation measure in itself.	No, this objective aims to protect the visual character and setting of Yarkhill whilst supporting tourism.
YTI1- To make local roads safer through managing additional traffic volumes from new developments and supporting improvements in bus services and safe cycle	Promotion of safer roads.  Improvements to public transport.  Increase of sustainable transport usage.	None identified.	River Wye (including the Lugg SAC).	None identified.	No, this objective promotes safer and more sustainable travel through new development.

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routes to encourage alternative modes of transport.					
YTI2- To support improvements in fast broadband and mobile phone reception to attract people to the area and allow existing and proposed businesses to operate effectively.	<p>This objective seeks to promote improvements to communications infrastructure.</p> <p>Small scale business growth.</p> <p>Increase in home working.</p>	None identified.	River Wye (including the Lugg SAC).	None. This objective is a mitigation measure in itself.	No, this objective will not directly lead to development but strives to improve existing broadband and mobile phone quality and coverage.
YTI3- To work towards improving mains water supplies to all properties whether existing or proposed.	This objective strives to improve mains water supplies to new and existing homes within the plan period.	This may prove tricky to deliver, however viability of this objective can be confirmed by statutory consultees at regulation 14 consultation.	River Wye (including the Lugg SAC).	None. This objective is a mitigation measure in itself.	No. This objective seeks to improve mains water supplies for new and existing development.
YCO1- To create public open space and maintain and protect the existing village hall facility to support a growing and potentially younger population.	Protect And enhance the existing natural environment, landscape and views.	Protection of community assets including the village hall.	River Wye (including the Lugg SAC).	None. This objective is a mitigation measure in itself.	No. This will not have an impact on the River Wye sac. This objective seeks to safeguard public open space and protect the village hall for the community.
YRAO1- To recognise that whilst farms are an essential part of the rural character of	Criteria to protect existing landscape and visual amenity within the countryside.	None identified.	River Wye (including the Lugg SAC).	None. This objective is a mitigation measure in itself. This objective helps to safeguard rural landscape against detrimental effects from intensification of farming	No. This objective safeguards against detrimental impact to the natural landscape caused from intensive farming practises.

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Yarkhill, any intensification of farming practices should not be detrimental to the visual amenity of the area.				practices.	There are additional policy criteria in place in both the Core Strategy and the Yarkhill Neighbourhood Plan to avoid or mitigate any likely significant effects towards the SAC.
YRAO2- To support renewable energy schemes that minimise any adverse impacts on the landscape and ecosystems. In particular, small scale hydro-power will be supported if a viable scheme can be established.	Renewable energy schemes promoted within Yarkhill.  Small scale hydro scheme promoted.	Possible vehicular movements and demand for water abstraction and treatment.	River Wye (including the Lugg SAC).	None.	No. This objective seeks to support renewable energy schemes that are in keeping with the landscape and ecosystems.
<b>Policies</b>					
Y1-Site allocations for new housing	New housing allocated in selected sites  Increase in water consumption.  Non-physical disturbance during construction phase.  Physical damage of disturbance on a localised scale.	Small scale housing development.  Housing, infrastructure development Possible increase in recreation activities, vehicular movements and demand for water abstraction and treatment.  Physical damage of disturbance on a localised scale.  Non-physical disturbance such as	River Wye (including the Lugg SAC).	This policy helps Monkhide and Newtown contain development and control growth in a sustainable way. Adverse effects will be mitigated by NDP policies	No. The scale and extent of such development is unlikely to be significant, as the development is contained in a sustainable approach. Allocations help give greater certainty.

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		noise.			
Y2-Settlement boundaries	<p>New housing development within the designation settlement boundaries of Newton and Monkhide.</p> <p>Increase in vehicle traffic.</p> <p>Increased demand for water abstraction and sewage treatment.</p>	<p>Depending on type, location of infrastructure.</p> <p>Physical damage of disturbance.</p> <p>Non-physical disturbance such as noise.</p>	River Wye (including the Lugg SAC).	<p>Measures included within policy SD2 of the Core Strategy should help to mitigate potential impacts relating to non-physical disturbances.</p> <p>Good practice construction techniques include noise suppression measures; hours of operation may help to mitigate potential adverse effects during construction.</p>	No. The scale and extent of such development is unlikely to be significant, as the development is contained in a sustainable approach in accordance with policies SS1 and RA2 of the Core Strategy.
Y3- Housing Development within the Settlement Boundaries of Newtown and Monkhide	<p>Housing sites identified.</p> <p>Promotion of achieving housing target.</p> <p>Increased vehicle traffic</p> <p>Increased demand for water abstraction and sewage treatment</p> <p>Sustainable housing growth</p>	<p>Small scale housing development.</p> <p>Housing, infrastructure development</p> <p>Possible increase in recreation activities, vehicular movements and demand for water abstraction and treatment.</p> <p>Physical damage of disturbance on a localised scale.</p> <p>Non-physical disturbance such as noise.</p>	River Wye (including the Lugg SAC).	<p>Improved water efficiency measures, metering and addressing leakages in supply may help to mitigate any additional pressure placed on the water supply as a result of new developments.</p> <p>The implementation of the Core Strategy policies SD3 and SD4 should help to avoid adverse impacts in relation to hydrological regimes at the River Wye. Water quality in the River Wye SAC is also specifically addressed through the Nutrient Management Plan produced by Natural England and the Environment Agency.</p>	<p>No: this policy would allow for small to medium scale housing schemes and supports the Core Strategy Policy RA1 and RA2. Further assessment of the sites considered can be tested at planning application stage when further details are known.</p> <p>There are additional policy criteria in place in both the Core Strategy and the Yarkhill Neighbourhood Plan to avoid or mitigate any likely significant effects towards the SAC.</p>

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<p>Y4- Conversion of former agricultural buildings for residential use</p>	<p>Sustainable re use of agricultural buildings.</p> <p>Sustainable development encouraged within the identified settlements.</p> <p>Minimal increase demand for water abstraction and sewage treatment</p> <p>Sustainable housing growth</p>	<p>Minimal increase of vehicular movement and demand for water abstraction and treatment.</p> <p>Physical damage of disturbance on a localised scale.</p> <p>Non-physical disturbance such as noise.</p> <p>Depending on location could be physical disturbance.</p>	<p>River Wye (including the Lugg SAC).</p>	<p>Good practice construction techniques include noise suppression measures; hours of operation may help to mitigate potential adverse effects during construction.</p> <p>Measures within Core Strategy policy SD1 should help to mitigate potential impacts relating to non-physical disturbances.</p>	<p>No. The scale and extent of conversion of agricultural building is likely to be minimal, therefore is unlikely to have a significant impact on the SAC .</p> <p>There are sufficient policy safeguards within the Core Strategy and Yarkhill NDP to safeguard and where necessary mitigate detrimental impact caused from development towards the SAC.</p>
<p>Y5-Protecting existing areas of employment and encouraging investment in business opportunities</p>	<p>Encourage development of small scale employment facilities.</p> <p>Promotion of business development</p> <p>Job creation in local area</p> <p>Small reduction in vehicular usage.</p>	<p>Employment growth and infrastructure development</p> <p>Physical damage of disturbance on a localised scale.</p> <p>Non-physical disturbance such as noise.</p> <p>Uncertain as to the impacts upon the River Wye SAC dependent on the location of any development.</p> <p>Potential increase in visitor numbers to the parish could have an effect on the River Wye</p> <p>Employment and infrastructure</p>	<p>River Wye (including the Lugg SAC).</p>	<p>The implementation of Core Strategy policies SD3 and SD4 should also help to avoid any adverse impacts in relation to the hydrological regimes at the River Wye.</p> <p>The implementation of the Nutrient Management Plan will specifically address issues relating to water quality in the River Wye.</p> <p>The Core Strategy policy LD2 will aim to help avoid any adverse impacts on the River Wye for new employment or businesses uses.</p> <p>Measures within Core Strategy policy SD1 should help to mitigate potential impacts relating to non-</p>	<p>No. The scale and extent of potential employment development is unlikely to have a significant impact on the SAC. There are sufficient policy safeguards within the NDP and Core Strategy to help avoid or mitigate any likely significant effects on the River Wye SAC.</p> <p>Mitigation measures are covered in policy LD2 and LD3 of the Core Strategy and policies within the Yarkhill NDP.</p>

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		development.  Possible vehicular movements and demand for water abstraction and treatment.		physical disturbances.  Although the River Wye does not pass through the parish, additional policy criteria could be added to strengthen the avoidance locations which could have an adverse impact on the natural environment especially River Wye catchment.	
Y6-Supporting rural diversification	Promotes measures to support productive and efficient farming and small businesses.	Due to the scale of potential development it is unlikely to have a significant effect on the River Wye SAC.	River Wye (including the River Lugg) SAC	The implementation of the Nutrient Management Plan will specifically address issues relating to water quality in the River Wye.	This objective is unlikely to have an effect on the River Wye SAC.
Y7-Tourism	Support for employment opportunities and the promotion of tourism within the parish.	Additional visitor numbers, increase traffic, increased abstraction and demand for water use. Potential increase in visitor numbers to the parish could have an effect on the River Wye	River Wye (including the Lugg SAC).	Measures are included in both the Core Strategy and the Yarkhill Neighbourhood Plan to help relieved any increased pressure on the River Wye for recreation or tourism purposes.  The implementation of the Nutrient Management Plan will specifically address issues relating to water quality in the River Wye.	No; this objective in itself will not lead to development but support further employment and tourism opportunities.
Y8-Traffic and transport	Promotion of safer roads.  Improved sustainable modes of transport such as cycling, walking, and public transport links.  Increase in walking and	The River Wye does not flow through the parish but the neighbourhood area falls within the catchment area.  Any effects of additional transport will be	River Wye (including the Lugg SAC).	None. This policy acts as a mitigation measure to ensure new development will alleviate traffic speeds and promote sustainable and public transport means.	No; this policy would only lead to some small scale sustainable transport links and predominately within areas outside of the hydrological catchment of the River Wye. Additional policy safeguards exist within the Core Strategy to

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	<p>cycling.</p> <p>Decrease in traffic accidents.</p> <p>Development of transport infrastructure</p> <p>Traffic Calming measures</p> <p>Improvement of road safety</p>	mitigated with providing additional highway and transport measures.			mitigate any potential likely significant effects.
Y9-Water supply and drainage	<p>Strive to reduce impact of flooding within Yarkhill.</p> <p>New development designed to appropriately reduce flood risk.</p> <p>Sustainable design promoted.</p> <p>Infrastructure development phased in line with infrastructure works within the plan period.</p>	The River Wye does not flow through the parish but the neighbourhood area falls within the catchment area.	River Wye (including the Lugg SAC).	None. This policy acts as a mitigation measures to ensure new developments avoid and alleviate flooding impacts in Yarkhill.	<p>No. This policy ensures new development in Yarkhill is safeguarded against flooding. Also that the infrastructure will have enough capacity for any planned development.</p> <p>There are sufficient policy safeguards within the NDP and Core Strategy to help avoid or mitigate any likely significant effects on the Wye Valley and Forest of Dean bat sites SAC.</p>
Y10-Reducing flood risk and supporting sustainability	<p>Safeguard from flooding</p> <p>Flood prevention schemes developed and maintained.</p>	Unlikely that there will have a significant effect on the European Site.	River Wye (including the Lugg SAC).	This policy will help mitigate the impact from flooding.	No. This policy will help safeguard new development from potential flooding.
Y11-Community facilities	<p>Support and upkeep of existing local community facilities.</p> <p>Promote new development of community facilities.</p> <p>Increase in vehicular movements.</p>	<p>New community facilities.</p> <p>Possible vehicular movements and demand for water abstraction and treatment.</p> <p>Physical damage of disturbance on a</p>	River Wye (including the Lugg SAC).	<p>Measures are included in both the Core Strategy and the Yarkhill Neighbourhood Plan to help relieved any increased pressure on the River Wye.</p> <p>The implementation of the Nutrient Management Plan will specifically address</p>	No, although this policy could result in the development of new community facilities or the loss of existing provision to new uses, which depending on location could have potential effect on the River Wye SAC. However, sufficient policy safeguards

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	Increase in nonphysical disturbance.	localised scale.  Non-physical disturbance such as noise.		issues relating to water quality in the River Wye.	are in place within the Local Plan (Core Strategy) and with the inclusion of additional wording in the Yarkhill NDP policy to avoid or mitigate any likely significant effects on the River Wye.
Y12-Protecting landscape character	Safeguard existing landscape against inappropriate development.  Encouragement of sustainable development which preserves and protects the landscape, environment and habitats.	Physical damage of disturbance on a localised scale.  Non-physical disturbance such as noise.  Uncertain as to the impacts upon the River Wye SAC dependent on the location of any development.  Potential increase in visitor numbers to the parish could have an effect on the River Wye Employment and infrastructure development.  Possible vehicular movements and demand for water abstraction and treatment.	River Wye (including the Lugg SAC).	None. This policy acts as a mitigation measure to ensure developments to be fitting for its context and ensures protection to the exiting landscape.	No. This policy ensures existing landscape is protected against inappropriate development.  There are sufficient policy safeguards within the NDP and Core Strategy to help avoid or mitigate any likely significant effects on the River Wye SAC.
Y13-Large agricultural buildings	Appropriate poly tunnel development  Rural business development	Unlikely that there will have a significant effect on the European Site.	River Wye (including the Lugg SAC).	None. This policy acts as a mitigation measure to ensure large agricultural development is fitting for its context and ensures protection to the exiting	No. It is unlikely that the scale of proposed rural business development is unlikely to have a significant impact on the

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	<p>Noise, odour and smell minimised.</p> <p>Unobtrusive lighting on new schemes.</p>			landscape.	baseline data.
Y14-Local energy schemes	<p>Community energy schemes promoted</p> <p>Renewable energy schemes developed.</p> <p>Construction traffic.</p>	<p>Unlikely that there will have a significant effect on the European Site.</p> <p>Depending on type, location of infrastructure.</p> <p>Physical damage of disturbance.</p> <p>Non-physical disturbance such as noise.</p>	River Wye (including the Lugg SAC).	<p>Measures included within policy SD2 of the Core Strategy should help to mitigate potential impacts relating to non-physical disturbances.</p> <p>Good practice construction techniques include noise suppression measures; hours of operation may help to mitigate potential adverse effects during construction.</p>	<p>No. This policy may result in varied renewable energy schemes. Depending on scale, nature and location of the development it may have a possibility of having a detrimental effect on the River Wye SAC. There are sufficient policy safeguards within the NDP and Core Strategy to help avoid or mitigate any likely significant effects on the SAC.</p>

# Appendix 4

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

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

**Conservation of Habitats and Species Regulations 2010 (d)**

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<b>Neighbourhood Area:</b>	Yarkhill Neighbourhood Area
<b>Parish Council:</b>	Yarkhill Parish Council
<b>Neighbourhood Area Designation Date:</b>	5 July 2016

### **Introduction**

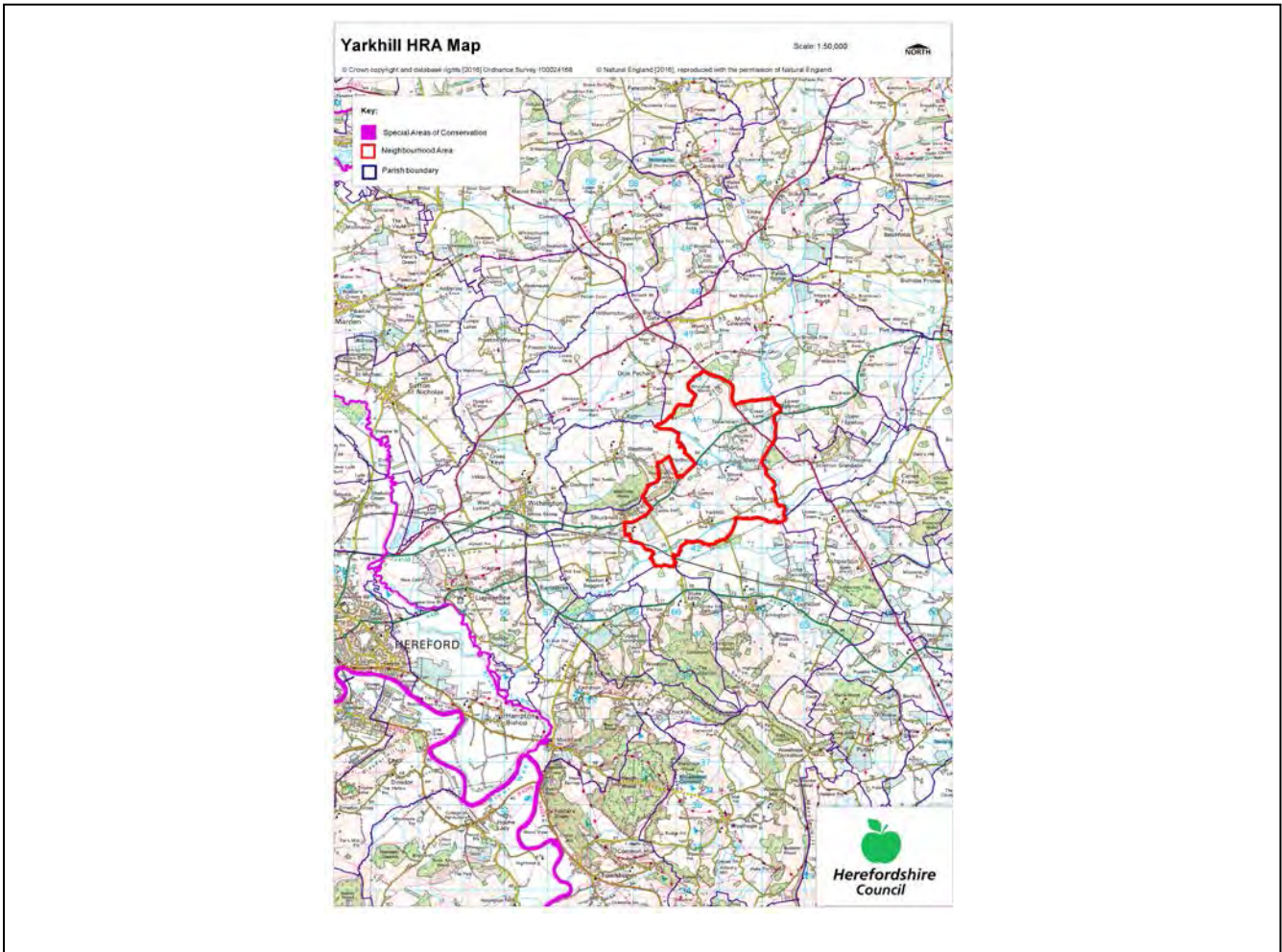
This Initial Habitat Regulations Assessment (HRA) and Strategic Environmental Assessment (SEA) Screening has been undertaken to assess whether any European sites exist within or in proximity to the Neighbourhood Area which could be affected by any future proposals or policies.

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



## HRA Initial Screening

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



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

Does the Neighbourhood Area have the River Wye (including the River Lugg) in or next to its boundary?	N	The River Wye is 5.4km away from the Parish
Is the Neighbourhood Area in the hydrological catchment of the River Wye (including the River Lugg) SAC?	Y	The Parish is within the hydrological catchment of the River Frome (to Lugg).
If yes above, does the Neighbourhood Area have mains drainage to deal with foul sewage?	Y	There is mains drainage at Monkhide

### Downton Gorge SAC:

Is the Neighbourhood Area within 10km of Downton Gorge SAC?	N	Downton Gorge is 32.25km away from the Parish.
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**River Clun SAC:**

Does the River Clun border the Neighbourhood Area	N	River Clun does not border 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 22km 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 25km away from the Parish.
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**HRA Conclusion:**

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

SEA features	Within Neighbourhood Area		Bordering Neighbourhood Area	
	Total number	Name(s)	Total number	Name(s)
Ancient Woodland	1	Ash Coppice.	11	Long Coppice; Pye Coppice; Unnamed plot in south of Much Cowrne Parish; Stretton Copse; Ibbridge Copse; Blackway Coppice; Leighton Court Wood; Ashperton Park; Westhide Wood; Hansnett Wood; Meephill Coppice.
Areas of Outstanding Natural Beauty (AONB)	0	-	0	-
Conservation Areas	0	-	0	-
Flood Areas	There are Flood Zones in the south, east and north west of the Neighbourhood Area.			
Geoparks	0	-	0	-
Listed Buildings	There are numerous Listed Buildings within the Neighbourhood Area.			
Local Geological Sites (LGS)	0	-	0	-
Local Wildlife Sites (LWS)	4	River Frome; Woodland on Shucknall; Old Canal at Monkhide; Ash Coppice.	12	Cowarne Wood; Gorse Wood; Blackway Coppice; Pond at Canon Frome Court;

				Woodland near Millend Cottage; Old Canal at Ashperton; Ashperton Park; Hansnett Wood; East Wood; Woodland near Seager Hill; Backbury Hill; Perton Roadside Section and Quarry.
Mineral Reserves	3	River Lodon, Monkhide to Yarkhill to Bartestree; Shucknall Hill Common; Yarkhill Reservoir to Hillend Grove.	2	Quarry south east of Westhide; Stretton Grandison to Canon Frome to Bishops Frome.
National Nature Reserve (NNR)	0	-	0	-
Nature Trails	0	-	0	-
Registered Parks and Gardens	0	-	1	Stoke Edith.
Scheduled Ancient Monuments (SAM)	1	Moated Site.	8	Churchyard cross at St Bartholomew's Churchyard; Medieval Settlement at Much Cowarne, south east of Mill House; Churchyard cross at St Mary the Virgin's Churchyard; Roman Settlement; Roman Fort and Outworks 550yds south west of Canon From Court; Churchyard cross at St John the Baptist's Churchyard; Churchyard cross at St Phillip's and St James' Churchyard; Ashperton Court.
Sites of Importance in Nature Conservation (SINC)	0	-	0	-
Special Areas of Conservation (SAC)	0	-	0	-
Unregistered parks and	0	-	5	Porch House;

gardens				Westhide Court; Cowarne Court; Homend; Canon Frome Court.	
			<b>SSSI Status</b>		<b>SSSI Status</b>
Sites of Special Scientific Interest (SSSI)	0	-	-	0	-

**Decision Notification:**

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

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

**Assessment date: 6 June 2016**

**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."

### 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.