

Habitats Regulations Assessment

Addendum Report for:

Yarpole Group Neighbourhood Area

December 2017



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1.0 Introduction

- 1.1 To ensure that the requirements of the Habitats Directive and Regulations are met, it is necessary to consider the proposed alternative site options through the HRA process to Yarpole Group NDP.
- 1.2 The purpose of this further second HRA Addendum Report is to detail the findings of the screening of the potential alternative options identify and to assess if they would significantly affect the conclusions of the earlier HRA Report (March 2016 and January 2017).
- 1.3 These alternative sites were considered during the production of the NDP, however not all of the potential sites were subject to the original HRA assessment. This issue has been raised during the examination and the examiner has requested that additional work is undertaken to assess the all the sites considered during the process.

2.0 Screening of potential alternative site options NDP

- 2.1 Regulation 102 of the Habitats Regulations 2010 requires that a Screening Assessment be undertaken, in order to identify the 'likely significant effects' of an NDP. Accordingly, a screening matrix was prepared and this determined the extent to which any of the policies within the Yarpole Group NDP would be likely to have a significant effect on the River Wye SAC and/ or Downton Gorge SAC.
- 2.2 The findings of the screening matrix can be found in Appendices 1 and 2 of that report.
- 2.3 The screening matrix took the approach of screening each alternative site option individually, which is consistent with current guidance. The results from the HRA reports for the Herefordshire Local Plan (Core Strategy) were also taken into consideration.
- 2.4 Dwr Cymru Welsh Water (DCWW) had stated for the Core Strategy that there is currently no permitted headroom in the Sewerage Treatment works serving the Luston and Yarpole area, however were investigating options that might make sufficient headroom available to continue to treat the water from the amount of housing provided for in the Core Strategy policies. More recently, Dwr Cymru Welsh Water (DCWW) have confirmed that the upgrade to the Sewerage Treatment works would have implemented by March 2018.
- 2.5 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.
- 2.6 Downton Gorge SAC is vulnerable to air quality associated with poultry units and other intensive agricultural practices, the Yarpole Group NDP is not proposing either of these within its policies. Housing sites would not affect the vulnerability of this protected site.
- 2.6 It is unlikely that the Yarpole Group Neighbourhood Plan will have any in-combination effects with any Plans from neighbouring parish council due to the level of growth proposed is of the same that is proposed for the Leominster Housing Market Area in the Herefordshire Core Strategy

3.0 Summary of main findings – alternative site options NDP

- 3.1 A total of 28 alternative sites have been assessment. A 'Call for sites' was undertaken during April 2015 and updated during the production of the NDP. These sites are included within the 'Assessment of Sites offered during Call for Sites' document. 24 sites were within Yarpole. 22 within Bircher, 1 within Lucton and the final site within the wider rural area. An additional site was submitted at Reg14 and this has also been assessed.
- 3.2 As indicated above, the capacity of the sewerage treatment works within the area is the main issue which could have had a significant effect on the catchment of the River Wye SAC. This

would have been applicable to the majority of the sites assessed. However, Welsh Water have confirmed that the upgrade of the works will be operational by March 2018.

- 3.3 The assessment did not conclude that any of the sites would have a significant effect on the protected sites. The site assessment work had resolved that many of the sites were considered too small to allocation. Three sites were finally selected as allocations within the submitted NDP, these were selected based on other site selections criteria in the knowledge that not of the sites would have a significant effect on the protected sites.

4.0 Conclusion

- 4.1 With reference to section 3 above, three sites were chosen as allocation sites within the submitted NDP. The HRA assessment has concluded that none of the 28 sites would have had a significant effect on the River Wye SAC or Downton Gorge SAC.

- 4.2 With this in mind, the assessment of the sites as part of the examination process has concluded that the results would not have changed the outcome of the final submitted plan.

- 4.3 Therefore the earlier conclusion that the **Yarpole Group NDP will not have a likely significant effect on the River Wye SAC or Downton Gorge SAC** remains valid.

5.0 Next steps

- 5.1 This Addendum Report will be published and subject to a 5 week consultation. The Yarpole NDP examination will be delayed to await the outcome of this consultation and the resulting report will reflect this additional assessment. Any changes to the plan that arise from the examination will be subject to further screening, in order to consider their impact on protected sites.

Appendix 1

NDP alternative sites	HRA Screening of alternative sites within the draft NDP				
	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?	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	Could the policy have likely significant effects on European sites
Alternative sites					
Site 1 Rural Lucton Stocken Farm	Very small scale housing development Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands Potential light pollution	Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC. There would be no likely effect on Downton Gorge SAC.	River Wye SAC or Downton Gorge SAC	Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018. Due to location this site is unlikely to be selected as a potential allocation site.	No
Site 2 Rural Bircher Hillside Cottage	Very small scale housing development Increase in water usage, abstraction and sewage treatment	Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately	River Wye SAC or Downton Gorge SAC	Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed	No

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	<p>Small increase in traffic and parking demands</p> <p>Potential light pollution</p>	<p>levels within the SAC.</p> <p>There would be no likely effect on Downton Gorge SAC.</p>		<p>by March 2018.</p> <p>Due to location this site is unlikely to be selected as a potential allocation site.</p>	
<p>Site 3</p> <p>Yarpole /Cock Gate</p> <p>Coach House</p>	<p>Very small scale housing development</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Potential light pollution</p>	<p>Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC.</p> <p>There would be no likely effect on Downton Gorge SAC.</p>	River Wye SAC or Downton Gorge SAC	<p>Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018.</p>	No
<p>Site 4</p> <p>Yarpole/ Cock Gate</p> <p>Land adj to the parish hall</p>	<p>Very small scale housing development</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Potential light pollution</p>	<p>Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC.</p> <p>There would be no likely effect on Downton Gorge SAC.</p>	River Wye SAC or Downton Gorge SAC	<p>Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018.</p>	No
Site 5	<p>Housing development</p> <p>Increase in water usage,</p>	<p>Welsh Water have indicated a capacity issue affecting the Yarpole</p>	River Wye SAC or Downton Gorge SAC	<p>Although initially indicating that the works at Yarpole would require</p>	No

Yarpole Land of Croft Crescent	<p>abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Potential light pollution</p>	<p>WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC.</p> <p>There would be no likely effect on Downton Gorge SAC.</p>		<p>additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018.</p>	
Site 6 Yarpole Rear of Maund House	<p>Very small scale housing development</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Potential light pollution</p>	<p>Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC.</p> <p>There would be no likely effect on Downton Gorge SAC.</p>	River Wye SAC or Downton Gorge SAC	<p>Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018.</p>	No
Site 7 Yarpole Rear of James' Close	<p>Housing development</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Potential light pollution</p>	<p>Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC.</p> <p>There would be no likely effect on Downton Gorge SAC.</p>	River Wye SAC or Downton Gorge SAC	<p>Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018.</p> <p>Due to location this site is unlikely to be selected as a potential allocation site.</p>	No

Site 8 Yarpole Adj to Brook House Farm	Very small scale housing development Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands Potential light pollution	Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC. There would be no likely effect on Downton Gorge SAC.	River Wye SAC or Downton Gorge SAC	Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018.	No
Site 9 Yarpole Brookside Cottage	Very small scale housing development Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands Potential light pollution	Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC. There would be no likely effect on Downton Gorge SAC.	River Wye SAC or Downton Gorge SAC	Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018.	No
Site 10 Yarpole Land at Lower House Farm	Small scale housing development Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands	Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC. There would be no likely	River Wye SAC or Downton Gorge SAC	Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018.	No

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	Potential light pollution	effect on Downton Gorge SAC.			
Site 11 Rural Yarpole Pound Field	Very small scale housing development Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands Potential light pollution	Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC. There would be no likely effect on Downton Gorge SAC.	River Wye SAC or Downton Gorge SAC	Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018. Due to location this site is unlikely to be selected as a potential allocation site.	No
Site 12 Rural Bircher Rowan Cottage	Very small scale housing development Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands Potential light pollution	Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC. There would be no likely effect on Downton Gorge SAC.	River Wye SAC or Downton Gorge SAC	Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018. Due to location this site is unlikely to be selected as a potential allocation site.	No
Site 13 Rural Bircher Meadowend	Very small scale housing development Increase in water usage, abstraction and sewage treatment	Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately	River Wye SAC or Downton Gorge SAC	Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed	No

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	<p>Small increase in traffic and parking demands</p> <p>Potential light pollution</p>	<p>levels within the SAC.</p> <p>There would be no likely effect on Downton Gorge SAC.</p>		<p>by March 2018.</p> <p>Due to location this site is unlikely to be selected as a potential allocation site.</p>	
<p>Site 14</p> <p>Rural Bircher</p> <p>Fourwinds, Leys Lane</p>	<p>Housing development</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Potential light pollution</p>	<p>Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC.</p> <p>There would be no likely effect on Downton Gorge SAC.</p>	River Wye SAC or Downton Gorge SAC	<p>Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018.</p> <p>Due to location this site is unlikely to be selected as a potential allocation site.</p>	No
<p>Site 15</p> <p>Bircher</p> <p>Gatehouse Farm</p>	<p>Very small scale housing development</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Potential light pollution</p>	<p>Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC.</p> <p>There would be no likely effect on Downton Gorge SAC.</p>	River Wye SAC or Downton Gorge SAC	<p>Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018.</p>	No
<p>Site 16</p> <p>Rural Bircher</p>	<p>Very small scale housing development</p> <p>Increase in water usage,</p>	<p>Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have</p>	River Wye SAC or Downton Gorge SAC	<p>Although initially indicating that the works at Yarpole would require additional capacity.</p>	No

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Woodfield Cottage, Land at Brick House	abstraction and sewage treatment Small increase in traffic and parking demands Potential light pollution	an ability to treat phosphate levels and the works and ultimately levels within the SAC. There would be no likely effect on Downton Gorge SAC.		Welsh Water have confirmed that upgrade works will be completed by March 2018. Due to location this site is unlikely to be selected as a potential allocation site.	
Site 17 Yarpole /Cock Gate Mortimer House	Very small scale housing development Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands Potential light pollution	Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC. There would be no likely effect on Downton Gorge SAC.	River Wye SAC or Downton Gorge SAC	Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018.	No
Site 18 Yarpole Barns at Brook House Farm	Small scale housing development Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands Potential light pollution	Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC. There would be no likely effect on Downton Gorge SAC.	River Wye SAC or Downton Gorge SAC	Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018.	No
Site 19	Very small scale housing	Welsh Water have indicated a capacity issue	River Wye SAC or	Although initially indicating that the works	No

<p>Bircher Bottom of Leys Lane</p>	<p>development</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Potential light pollution</p>	<p>affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC.</p> <p>There would be no likely effect on Downton Gorge SAC.</p>	<p>Downton Gorge SAC</p>	<p>at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018.</p>	
<p>Site 20 Bircher Knoll Cottage</p>	<p>Very small scale housing development</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Potential light pollution</p>	<p>Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC.</p> <p>There would be no likely effect on Downton Gorge SAC.</p>	<p>River Wye SAC or Downton Gorge SAC</p>	<p>Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018.</p>	<p>No</p>
<p>Site 22 Bircher Orchard at Home Lea</p>	<p>Very small scale housing development</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Potential light pollution</p>	<p>Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC.</p> <p>There would be no likely effect on Downton Gorge SAC.</p>	<p>River Wye SAC or Downton Gorge SAC</p>	<p>Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018.</p> <p>Due to location this site is unlikely to be selected as a potential allocation site.</p>	<p>No</p>

Site 23 Bircher Barn at Gatehouse Farm	Very small scale housing development Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands Potential light pollution	Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC. There would be no likely effect on Downton Gorge SAC.	River Wye SAC or Downton Gorge SAC	Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018.	No
Site 24 Yarpole Old School House, Green Lane	Very small scale housing development Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands Potential light pollution	Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC. There would be no likely effect on Downton Gorge SAC.	River Wye SAC or Downton Gorge SAC	Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018.	No
Site 25 Rural Bicton House	Very small scale housing development Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands	Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC. There would be no likely	River Wye SAC or Downton Gorge SAC	Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018.	No

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	Potential light pollution	effect on Downton Gorge SAC.			
Site 26 Yarpole Corner of Green lane / James Close	Very small scale housing development Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands Potential light pollution	Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC. There would be no likely effect on Downton Gorge SAC.	River Wye SAC or Downton Gorge SAC	Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018.	No
Site 27 Bircher Land between Leys Lane and B4362	Very small scale housing development Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands Potential light pollution	Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC. There would be no likely effect on Downton Gorge SAC.	River Wye SAC or Downton Gorge SAC	Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018.	No
Site 28 Yarpole / Cock Gate Cockgate Cottage	Very small scale housing development Increase in water usage, abstraction and sewage treatment Small increase in traffic	Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC.	River Wye SAC or Downton Gorge SAC	Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018.	No

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	and parking demands Potential light pollution	There would be no likely effect on Downton Gorge SAC.			
Reg14 submitted site					
Lucton Land south of Farm Close	Very small scale housing development Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands Potential light pollution	Welsh Water have indicated a capacity issue affecting the Yarpole WwTWs, this could have an ability to treat phosphate levels and the works and ultimately levels within the SAC. There would be no likely effect on Downton Gorge SAC.	River Wye SAC or Downton Gorge SAC	Although initially indicating that the works at Yarpole would require additional capacity. Welsh Water have confirmed that upgrade works will be completed by March 2018.	No