

Habitats Regulations Assessment

Report for:

Whitchurch & Ganarew Group Neighbourhood Area
March 2018



Whitchurch and Ganarew HRA

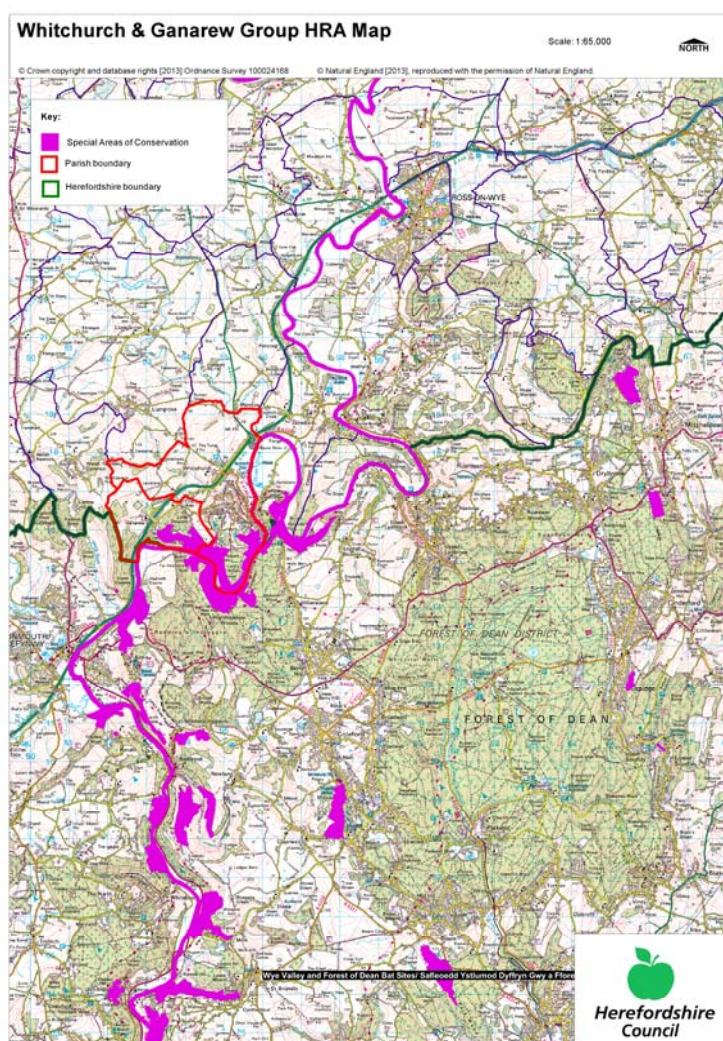
HRA Screening Assessment

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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 Whitchurch and Ganarew Group Parish Council is producing a Neighbourhood Development Plan for Whitchurch and Ganarew Group 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 Whitchurch and Ganarew Group Plan March 2018.
- 1.3 The NDP is a mix of criteria based policies and has allocated 2 sites within the designated settlement boundary of Whitchurch. The plan allocates a settlement boundary for Symonds Yat West. It also 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 (December 2013) and ensures that there will not be any significant impacts upon Natura 2000 sites.
- 1.4 The map below shows Whitchurch and Ganarew 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, Whitchurch and Ganarew 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 Whitchurch and Ganarew Group 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 (December 2013) found that the Whitchurch and Ganarew Parish is 9.1 km from the Wye Valley and Forest of Dean Bat Sites. The Whitchurch and Ganarew Group NDP area falls within the hydrological catchment area of the River Wye (including the Lugg) SAC. The River Wye SAC is located south and east of the Neighbourhood Area and therefore a full screening assessment is required. The area also falls within the Wye Valley Woodlands.
- 4.2 For full details of the Wye Valley Woodlands, Wye Valley Forest of Dean Bat sites and the River Wye (including the Lugg) SAC attributes which contribute to and define their integrity and vulnerable data see Appendix 1 of the Whitchurch and Ganarew Plan Initial Screening Report. The Initial Screening Report, December 2013, 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 Whitchurch and Ganarew Plan Group Neighbourhood Plan may affect site integrity.
- 4.3 The initial four options for the NDP were assessed to determine their environmental impact that could affect the Wye Valley Woodlands, Wye Valley Forest of Dean Bat sites and the River Wye (including the Lugg) SACs. Overall the majority of the options proposing any growth appear to depend on location and scale in relation to environmental impact. There are 7 site options, 24 policies and 5 objectives which have been screened to assess the impact on the three identified SACs. Five of the site options listed are all on a small scale and located away from the SACs and are unlikely to have a significant impact on the SACs. Two of the sites 4 and 9, although deemed to be a very small scale, the proximity of the sites to the River Wye was likely to have an effect on the River Wye SAC.
- 4.4 As the Whitchurch and Ganarew Group Plan progresses from options onto their NDP policies, the Plan will need to identify ways in which the least effect on the Wye Valley Woodlands, Wye Valley Forest of Dean Bat sites and the River Wye (including the Lugg) SACs could be achieved, alongside taking forward the preferred options from the consultation from the community. If the 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 Whitchurch and Ganarew Plan Neighbourhood Plan

5.1 The Draft Whitchurch and Ganarew Plan presents detailed policies for development in the Neighbourhood Area, which is equivalent to the 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 six objectives of how this will be achieved. The five objectives cover the following topics:

Housing

Opportunities for Employment

Environmental Sustainability

Roads and Traffic

Community Service and Facilities

5.3 The NDP also sets out 24 policies on various topics based on the objective headings above and also for the village, these include:

- Policy WG1 Promoting Sustainable Development
- Policy WG2 Development Strategy
- Policy WG3 Housing Development in Whitchurch
- Policy WG4 Housing Sites in Whitchurch
- Policy WG5 Housing Development in Symonds Yat West
- Policy WG6 Affordable and intermediate Homes
- Policy WG7 Housing Design and Appearance
- Policy WG8 Sustainable design
- Policy WG9 Land adjacent to the River Wye to the east of Whitchurch
- Policy WG10 Stoney Hills Industrial Estate and the complex of industrial and commercial buildings between the Old Ross Road and The Old Forge
- Policy WG11 Use of Rural Buildings
- Policy WG12 Working from Home
- Policy WG13 Poly-tunnel Policy
- Policy WG14 Conserving the landscape and scenic beauty, both within and outside the Wye Valley AONB
- Policy WG15 Enhancement of the natural environment
- Policy WG16 Protecting heritage assets
- Policy WG17 Protection from flood risk
- Policy WG18 Sewerage infrastructure
- Policy WG19 Renewable and low carbon energy
- Policy WG20 Traffic measures within the parish
- Policy WG21 Highway design requirements
- Policy WG22 Protection and enhancement of Parish facilities and services
- Policy WG23 Contributions to Parish Services, youth provision and recreation facilities
- Policy WG24 Broadband infrastructure

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

Site 24- Old Court Barns

Site 31b- Llangrove Road

Total capacity of 12 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 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 Whitchurch and Ganarew 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 Whitchurch and Ganarew Plan (March 2018) policies and sites were concluded to be likely to have a significant effect on the Wye Valley Woodlands SAC, Wye Valley Forest of Dean Bat sites SAC and the River Wye (including the Lugg) SAC. Based on assumptions and information contained within the Whitchurch and Ganarew Group 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, Wye Valley Woodlands and Wye Valley and Forest of Dean Bat Sites SACs.
- 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 for Whitchurch and Symonds Yat West and 2 sites for development within the settlement Whitchurch. Within the settlement area there appears to be enough capacity within the two identified settlements along with the completions and commitments to meet the target housing growth. Two of the allocated sites and the settlement boundary are recommended to be developed due to the small scale of the sites and location within the settlement of Whitchurch and Ganarew. The initial Call for Sites had 36 dwellings throughout 2016 and 2017, these were eventually whittled down to 7 options. These options have been rescreened in the HRA options screening and have found 2 out of the seven likely to have an effect and the 5 site unlikely to have an effect on the SACs.
- 8.4 The two sites for development of up to 12 dwellings, along with development from 30 commitments, 21 completions and windfall to meet the housing target of 65 from 2011 to 2031. Commitments and completions from April 2011-April 2017 are currently 51 dwellings, leaving a residual figure of 13 to find within the parish of Whitchurch and Ganarew.
- 8.5 It is unlikely that the Whitchurch and Ganarew Group Plan will have any in-combination effects with any Plans from neighbouring parish councils as the level of growth proposed is the same as that proposed for the Housing Market Area in the Herefordshire Core Strategy and all of the proposed 2 housing sites will be of a small scale and located within the identified settlement of Whitchurch.
- 8.6 **It is therefore concluded that the Whitchurch and Ganarew Plan will not have a likely significant effect on the River Wye (including Lugg), Wye Valley Woodlands and Wye Valley and Forest of Dean Bat sites SACs.**
- 8.7 Any further amendments to policies (post March 2018) will be rescreened if required and an addendum to this report will be produced.

Appendix 1

Whitchurch and Ganarew Group Options

Option1-Not to prepare a Neighbourhood Plan but to rely on Herefordshire's Core Strategy, accept pressures from housing developers and any Rural Areas Local Plan that Herefordshire Council might produce.

Option 2- Limiting housing growth to that needed to meet the Herefordshire Local Plan Core Strategy requirements to sites already committed and sensitive infilling within defined settlement boundaries for Whitchurch and Symonds Yat West.

Option 3-In addition to Option 2, identifying a number of small sites (i.e. sites of up to 5 - 10 dwellings) that would be in keeping with the scale of development for the settlement boundary of Whitchurch.

Option 4- In addition to Option 2, identifying a mix of very small, small and medium-sized sites in Whitchurch that would be in keeping with the scale of development for the settlement boundary of Whitchurch and that would provide up to 65 new dwellings.

Site Options

Site option 4-Pump house Washings Lane 0.1ha

Site option 6-Ridgeway Crescent 0.03ha

Site option 19- Erwarton, Washings Lane 0.04ha

Site option 24-Old Court Barns 0.4ha SELECTED

Site option 31b- Llangrove Road 2.0ha SELECTED

Site option 32-Old Court hotel 0.05ha

Site option 33- Old Bakery Old Monmouth Road 0.2ha

Appendix 2

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

Parish Council Name: **Whitchurch and Ganarew**

NDP Title: **Whitchurch and Ganarew Neighbourhood Plan**

Date undertaken: **March 2018**

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)
Option1-Not to prepare a Neighbourhood Plan but to rely on Herefordshire's Core Strategy, accept pressures from housing developers and any Rural Areas Local Plan that Herefordshire Council might produce.	No NDP to determine planning applications. Rely on Local Plan policies Less certainty of where the 4.14 and 4.15 identified settlements start and stop.	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). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	N/A	N/A

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<p>Option 2- Limiting housing growth to that needed to meet the Herefordshire Local Plan Core Strategy requirements to sites already committed and sensitive infilling within defined settlement boundaries for Whitchurch and Symonds Yat West.</p>	<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 quality of the landscape and surroundings.</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 included within the policy to safeguard against any likely effects.</p>	<p>River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC</p>	<p>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.</p>	<p>No; policy criteria can be added to any settlement boundary criteria policy to mitigate. The majority of the identified settlements of Whitchurch and Symonds Yat West, where likely settlement boundary would be drawn is within the catchment area for the River Wye. Criteria within the Local Plan Core Strategy and NDP can determine where the sites go.</p>
<p>Option 3-In addition to Option 2, identifying a number of small sites (i.e. sites of up to 5 - 10 dwellings) that would be in keeping with the scale of development for the settlement boundary of Whitchurch.</p>	<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. The designation of a settlement boundary will give additional certainty and help define those areas considered as the built form</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. However the majority of the village where proportional growth and the settlement boundary are likely to be located are outside of the River</p>	<p>River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC</p>	<p>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.</p>	<p>No; policy criteria can be added to any allocation policy to mitigate. The majority of the identified settlements of Whitchurch and Symonds Yat West, where likely settlement boundary would be drawn is within the catchment area for the River Wye. Criteria within the Local Plan Core Strategy and NDP can determine</p>

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	and open countryside	Wye catchment area.			where the sites go
Option 4- In addition to Option 2, identifying a mix of very small, small and medium-sized sites in Whitchurch that would be in keeping with the scale of development for the settlement boundary of Whitchurch and that would provide up to 65 new dwellings.	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 the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	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.	No; policy criteria can be added to any allocation policy to mitigate. The majority of the identified settlements of Whitchurch and Symonds Yat West, where likely settlement boundary would be drawn is within the catchment area for the River Wye. Criteria within the Local Plan Core Strategy and NDP can determine where the sites go
Site Options					
Site option 4- Pump house Washings Lane 0.1ha	Very small scale housing development Demand in water supply. Increase in vehicular traffic. Allocation of sites would give added certainty to housing delivery. Non physical disturbance	This option location is in very close proximity to the River Wye and is likely to have an impact on the River Wye SAC.	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	Policy would need to take account of the proportional growth requirements of the Core Strategy and potential headroom capacity at the local STW. Developments should not be within 100m of the designated bank. Some developments beyond 100m may also have	Yes; Although the site is very small in scale, the location of the house is likely to have an impact on the River Wye SAC.

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	<p>noise and light pollution.</p> <p>Demand in broadband and communication services.</p>			<p>impacts based on proximity and these issues should be addressed where possible when developing NDP policy and choosing site allocations.</p>	
<p>Site option 6- Ridgeway Crescent 0.03ha</p>	<p>Very small housing developed.</p> <p>Demand in water supply.</p> <p>Increase in vehicular traffic.</p> <p>Allocation of sites would give added certainty to housing delivery.</p> <p>Non physical disturbance noise and light pollution.</p> <p>Demand in broadband and communication services.</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. 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.</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands SAC</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>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.</p>	<p>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.</p>
<p>Site option 19- Erwarton, Washings Lane 0.04ha</p>	<p>Very small scale housing development</p> <p>Demand in water supply.</p>	<p>This option location is in very close proximity to the River Wye and is likely to have an impact on the River Wye SAC.</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>Policy would need to take account of the proportional growth requirements of the Core Strategy and potential headroom capacity at the</p>	<p>Yes; Although the site is very small in scale, the location of the house is likely to have an impact on the River Wye SAC.</p>

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	<p>Increase in vehicular traffic.</p> <p>Allocation of sites would give added certainty to housing delivery.</p> <p>Non physical disturbance noise and light pollution.</p> <p>Demand in broadband and communication services.</p>		Wye Valley Woodlands SAC	<p>local STW.</p> <p>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.</p>	
<p>Site option 24- Old Court Barns 0.4ha SELECTED</p>	<p>Small scale development of 6 houses.</p> <p>Demand in water supply.</p> <p>Increase in vehicular traffic.</p> <p>Allocation of sites would give added certainty to housing delivery.</p> <p>Non physical disturbance noise and light pollution.</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>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands 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 identified as an area for proportionate growth.</p>	<p>No. The scale, location and extent of development on this site is unlikely to have a significant impact on the SAC in accordance Core Strategy policies RA1 and RA2.</p>

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<p>Site option 31b- Llangrove Road 2.0ha SELECTED</p>	<p>Small scale development of 6 houses.</p> <p>Demand in water supply.</p> <p>Increase in vehicular traffic.</p> <p>Allocation of sites would give added certainty to housing delivery.</p> <p>Non physical disturbance noise and light pollution.</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>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands 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 identified as an area for proportionate growth.</p>	<p>No. The scale, location and extent of development on this site is unlikely to have a significant impact on the SAC in accordance Core Strategy policies RA1 and RA2.</p>
<p>Site option 32- Old Court hotel 0.05ha</p>	<p>Very small scale housing.</p> <p>Demand in water supply.</p> <p>Increase in vehicular traffic.</p> <p>Allocation of sites would give added certainty to housing delivery.</p> <p>Non physical disturbance noise and light pollution.</p> <p>Demand in broadband and communication services.</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. However the majority of the village where proportional growth and the settlement boundary are likely to be located are outside of the River</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands SAC</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>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</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC in accordance Core Strategy policies RA1 and RA2.</p>

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		Wye catchment area.		and choosing site allocations.	
Site option 33- Old Bakery Old Monmouth Road 0.2ha	<p>Housing developed</p> <p>Demand in water supply.</p> <p>Increase in vehicular traffic.</p> <p>Allocation of sites would give added certainty to housing delivery.</p> <p>Non physical disturbance noise and light pollution.</p> <p>Demand in broadband and communication services.</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.</p> <p>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.</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands SAC</p>	<p>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.</p>	<p>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.</p>

Appendix 3

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

Parish Council Name: **Whitchurch and Ganarew Group Parish Council**

NDP Title: **Whitchurch and Ganarew Group Draft Plan reg 14**

Date undertaken: **March 2018**

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?)
Objectives					
Objective 1- Housing	<p>Objectives will encourage housing growth within the identified settlement boundaries.</p> <p>Objectives will encourage small scale housing proposals within Whitchurch and Ganarew to fit in keeping with the existing landscape character.</p> <p>Objective to support the</p>	<p>This objective supports appropriate development within the identified settlement boundaries.</p> <p>This is dependent on where location, scale and nature of the sites. This can be determined further at site allocation stage.</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands SAC</p>	<p>Policy criteria will need to include proximity of the River Wye, Wye Valley and Forest of Dean Bat Sites. Mitigation measures are likely to be included within the policies of the plan.</p>	<p>No. This will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs. This objective seeks to encourage appropriate development to be in keeping with the existing settlements.</p>

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	delivery of proportionate growth in line with the Local Plan (Core Strategy) Policy RA1/RA2.				
Objective 2- Opportunities for Employment	<p>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 .Job creation.</p> <p>Support of tourism, hospitality and rural diversification.</p>	<p>This is dependent on where location, scale and nature of the sites. This can be determined further at site allocation stage.</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands SAC</p>	<p>Objective and policies within the NDP and Core Strategy will help mitigate impact caused from employment growth.</p> <p>Promotion of sustainable construction methods should be encouraged.</p>	<p>No. This will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs. This objective strives to improve and sustain existing employment areas and support new businesses within Whitchurch and Ganarew Parish.</p>
Objective 3- Environmental sustainability	<p>Protect And enhance the existing natural environment, landscape and views.</p> <p>Reduce Flood risk</p> <p>Carbon reduction</p>	<p>This objective itself is likely to mitigate the impact caused from development.</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands SAC</p>	<p>The objective itself acts as a mitigation measure, this will help safeguard against unsuitable development in Whitchurch and Ganarew.</p>	<p>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 Whitchurch and Ganarew.</p>

Objective 4- Roads and Traffic	Promotion of safer roads. Improvements to public transport. Increase of sustainable transport usage. Improvements of footpaths, cycle ways and bridleways.	None identified. This objective strives to reduce adverse effects of vehicular usage.	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	None. This objective is a mitigation measure in itself.	No. This will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs. This objective promotes safer and more sustainable travel through new development.
Objective 5- Community Service and Facilities	Safeguard existing community faculties Enhance existing facilities Protect and enhance existing greenspace. Support community spirit Community projects Promotion of a friendly and safe area	Protection of community assets including the village hall.	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	None. This objective is a mitigation measure in itself.	No. This will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs. This objective seeks to safeguard public open space and protect the village hall for the community.
Policies					
Policy WG1- Promoting Sustainable Development	Promoting sustainable development. New housing allocated in selected sites Increase in water	Small scale housing development. Housing, infrastructure development Possible increase in recreation activities, vehicular movements	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean	Good practice construction techniques include noise suppression measures; hours of operation may help to mitigate potential adverse effects during construction.	No. This policy promotes sustainable development and will not have an impact on the River Wye SAC, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs.

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	<p>consumption.</p> <p>Non-physical disturbance during construction phase.</p> <p>Physical damage of disturbance on a localised scale.</p>	<p>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>Bat Sites SAC.</p> <p>Wye Valley Woodlands SAC</p>	<p>Measures within Core Strategy policy SD1 should help to mitigate potential impacts relating to non-physical disturbances.</p>	
<p>Policy WG2 Development Strategy</p>	<p>New housing allocated in selected sites</p> <p>Increase in water consumption.</p> <p>Non-physical disturbance during construction phase.</p> <p>Physical damage of disturbance on a localised scale.</p>	<p>Small scale housing development.</p> <p>Housing, infrastructure development 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>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands 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. This policy will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs.</p> <p>The scale and extent of development is unlikely to be significant, as the development is contained in a sustainable approach. Allocations help give greater certainty.</p>
<p>Policy WG3 Housing Development in Whitchurch</p>	<p>New housing development within the designation settlement boundaries of Whitchurch and Ganarew .</p> <p>Increase in vehicle traffic.</p> <p>Increased demand for water abstraction and</p>	<p>Depending on type, location of infrastructure.</p> <p>Physical damage of disturbance.</p> <p>Non-physical disturbance such as</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites 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</p>	<p>No. This policy will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs.</p> <p>The scale and extent of such development is unlikely to be significant, as the</p>

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	sewage treatment.	noise.	Wye Valley Woodlands SAC	<p>Strategy policy SD1 should help to mitigate potential impacts relating to non-physical disturbances.</p> <p>Additional criteria could be added to strengthen the avoidance of locations which could have an adverse impact on the Wye Valley and Forest of Dean Bat Sites SAC. The Lesser Horseshoe Bat is known to travel 5-10km between summer and winter roosts, and is vulnerable to disturbance; light pollution; and habitat loss. Development proposals will need to consider woodland habitat buffers and measures to minimise light pollution.</p>	development is contained in a sustainable approach in accordance with policies SS1 and RA2 of the Core Strategy.
Policy WG4 Housing development in Whitchurch	<p>New housing on 2 sites for up to 12 dwellings in the identified settlement boundary of Whitchurch.</p> <p>Increase in water consumption.</p> <p>Non-physical disturbance during construction phase.</p> <p>Physical damage of disturbance on a localised scale.</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</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands 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. This policy will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs.</p> <p>The scale and extent of development is unlikely to be significant, as the development is contained in a sustainable approach. Allocations help give greater certainty to the NDP in terms of meeting their housing</p>

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		localised scale. Non-physical disturbance such as noise.			target.
Policy WG5 Housing Development in Symonds Yat West	<p>New housing development within the designation settlement boundaries in Symonds Yat West.</p> <p>Increase in vehicle traffic.</p> <p>Increased demand for water abstraction and sewage treatment.</p> <p>Increase in water consumption.</p> <p>Non-physical disturbance during construction phase.</p>	<p>Depending on type, location of infrastructure.</p> <p>Physical damage of disturbance.</p> <p>Non-physical disturbance such as noise.</p> <p>Possible vehicular movements and demand for water abstraction and treatment.</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands 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>Additional criteria could be added to strengthen the avoidance of locations which could have an adverse impact on the Wye Valley and Forest of Dean Bat Sites SAC. The Lesser Horseshoe Bat is known to travel 5-10km between summer and winter roosts, and is vulnerable to disturbance; light pollution; and habitat loss. Development proposals will need to consider woodland habitat buffers and measures to minimise light pollution.</p>	<p>No. This policy will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs.</p> <p>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.</p>

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<p>Policy WG6 Affordable and intermediate Homes</p>	<p>Meeting housing needs in the group parish</p> <p>Small increase in affordable and intermediate homes being built in the group parish.</p>	<p>Depending on type, location of infrastructure.</p> <p>Physical damage of disturbance.</p> <p>Non-physical disturbance such as noise.</p> <p>Possible vehicular movements and demand for water abstraction and treatment.</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands 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. This policy will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs.</p>
<p>Policy WG7 Housing Design and Appearance</p>	<p>New development is in keeping with local environment</p> <p>Innovative and high quality design of new development</p> <p>Local environment retained and preserved.</p> <p>Sets out design criteria for development to adhere to.</p>	<p>This policy itself is likely to mitigate the impact caused from development by ensuring design is suited to surrounding.</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands SAC</p>	<p>The policy will help safeguard against unsuitable development in Whitchurch and Ganarew.</p>	<p>No. This policy will not directly lead to development, instead it encourages fitting and environmentally supportive design to Whitchurch and Ganarew. Overall this is unlikely to have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs.</p>
<p>Policy WG8 Sustainable Design</p>	<p>Sets out design criteria for development to adhere to.</p> <p>The built character is protected along with landscape character.</p> <p>New development is in keeping with local</p>	<p>This policy itself is likely to mitigate the impact caused from development by ensuring design is suited to surrounding.</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley</p>	<p>The policy will help safeguard against unsuitable development in Whitchurch and Ganarew.</p>	<p>No. This policy will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs. No this policy will not directly lead to development. Instead it, aims to encourage suitable designed developments to be in keeping with the</p>

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	environment Promotion of sustainable design. Sustainable development encouraged.		Woodlands SAC		vernacular of Whitchurch and Ganarew.
Policy WG9 Land adjacent to the River Wye to the east of Whitchurch	Tourism growth Support accommodation tourism facilities within the land adjacent to the River Wye and east of Whitchurch. Increase in vehicular traffic Further safeguards added to ensure development will not have a significant impact on the River Wye SAC. Farm diversification Regenerative projects to increase tourism	Physical damage of disturbance. Non-physical disturbance such as noise. Increase in seasonal traffic of people and vehicles Possible demand for water abstraction and treatment.	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	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. The implementation of the Nutrient Management Plan will specifically address issues relating to water quality in the River Wye. The Core Strategy policy LD2 will aim to help avoid any adverse impacts on the River Wye for new employment or businesses uses. Measures within Core Strategy policy SD1 should help to mitigate potential impacts relating to non-physical disturbances.	No. This policy will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs. 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. Mitigation measures are covered in policy LD2 and LD3 of the Core Strategy and policies within the Whitchurch and Ganarew NDP.
Policy WG10 Stoney Hills Industrial Estate and the complex of industrial and commercial buildings between the Old Ross	Retained and enhanced employment sites. Potential construction traffic	Physical damage of disturbance. Non-physical disturbance such as	River Wye (including the Lugg SAC). Wye Valley and	Good practice construction techniques include noise suppression measures; hours of operation may help to mitigate potential	No. This policy will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs.

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<p>Road and The Old Forge</p>	<p>and noise.</p> <p>Job creation</p> <p>Intensification and enhancement of current business premises</p> <p>Encourage of small domestic based employment facilities.</p> <p>Promotion of business development</p> <p>Job creation in local area</p> <p>Small reduction in vehicular usage.</p>	<p>noise.</p> <p>Possible vehicular movements and demand for water abstraction and treatment.</p>	<p>Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands SAC</p>	<p>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>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 Whitchurch and Ganarew NDP.</p>
<p>Policy WG11 Use of Rural Buildings</p>	<p>Sustainable re use of agricultural buildings.</p> <p>Small scale development</p> <p>Live / work units supported</p> <p>Nonphysical disturbance caused from construction.</p> <p>Use of suitable materials in keeping with traditional materials used in rural buildings.</p>	<p>Physical damage of disturbance.</p> <p>Non-physical disturbance such as noise.</p> <p>Possible minor scale vehicular movements and demand for water abstraction and treatment.</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands 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. It is unlikely that the policy will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs. The scale and extent of conversion of agricultural building is likely to be minimal, therefore is unlikely to have a significant impact on the SACs.</p> <p>There are sufficient policy safeguards within the Core Strategy and Whitchurch and Ganarew NDP to safeguard and where necessary mitigate detrimental impact</p>

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					caused from development towards the SACs.
Policy WG12 Working from home	<p>Encourage of small domestic based employment facilities.</p> <p>Promotion of business development</p> <p>Job creation in local area</p> <p>Small reduction in vehicular usage / commuter traffic</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 Employment and infrastructure development.</p> <p>Possible vehicular movements and demand for water abstraction and treatment.</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands 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-physical disturbances.</p>	<p>No. It is unlikely that the policy will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs.</p> <p>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 Whitchurch and Ganarew NDP.</p>
Policy WG13 Poly-tunnel policy	<p>Appropriate poly tunnel development</p> <p>Rural business development</p>	<p>Unlikely that there will have a significant effect on the European Site. This policy itself is likely to mitigate the impact caused from</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and</p>	<p>None. This policy acts as a mitigation measure to ensure large agricultural development is fitting for its context and ensures protection to the exiting</p>	<p>No. This policy will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs.</p>

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	<p>Noise, odour and smell minimised.</p> <p>Unobtrusive lighting on new schemes.</p>	<p>development. Protection criteria for the AONB has been added to alleviate potential landscape impact.</p>	<p>Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands SAC</p>	<p>landscape.</p>	<p>It is unlikely that the scale of proposed rural business development is unlikely to have a significant impact on the baseline data.</p>
<p>Policy WG14 Conserving the landscape and scenic beauty, both within and outside the Wye Valley AONB</p>	<p>Safeguard existing landscape against inappropriate development.</p> <p>Encouragement of sustainable development which preserves and protects the landscape, environment and habitats.</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 Employment and infrastructure development.</p> <p>Possible vehicular movements and demand for water abstraction and treatment.</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands SAC</p>	<p>None. This policy acts as a mitigation measure to ensure developments to be fitting for its context and ensures protection to the exiting landscape.</p>	<p>No. This policy will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs. This policy ensures existing landscape is protected against inappropriate 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 River Wye SAC.</p>
<p>Policy WG15 Enhancement of the natural environment</p>	<p>Protection and enhancement of the natural environment.</p> <p>Encouragement of</p>	<p>This policy itself is likely to mitigate the impact caused from development.</p>	<p>River Wye (including the Lugg SAC).</p>	<p>None. This policy acts as a mitigation measure to ensure environmental protection and enhancement in</p>	<p>No. This policy will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs. This</p>

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	<p>sustainable development which preserves and protects the landscape, environment and habitats.</p> <p>Physical damage of disturbance on a localised scale.</p> <p>Non-physical disturbance such as noise.</p> <p>Possible vehicular movements and demand for water abstraction and treatment.</p>		<p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands SAC</p>	<p>Whitchurch and Ganarew.</p>	<p>policy ensures existing landscape is protected against inappropriate 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, River Wye SAC and Forest of Dean bat sites SAC.</p>
<p>Policy WG16 Protecting Heritage assets</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>This policy itself is likely to mitigate the impact caused from development.</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands 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. This policy will not have an impact on the River Wye sac, Wye Valley Wooflands and Wye Valley and Forest of Dean bat sites SACs.</p> <p>The scale and extent of conversion of agricultural building is likely to be minimal, therefore is unlikely to have a significant impact on the SACs. There are sufficient policy safeguards within the Core Strategy and Whitchurch and Ganarew NDP to safeguard and where necessary mitigate detrimental impact caused from development towards the SACs.</p>

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<p>Policy WG17 Protection from flood risk</p>	<p>Strive to reduce impact of flooding within Whitchurch and Ganarew.</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>	<p>This policy will help to safeguard against flooding from foul and storm drainage.</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands SAC</p>	<p>None. This policy acts as a mitigation measures to ensure new developments avoid and alleviate flooding impacts in Whitchurch and Ganarew.</p>	<p>No. This policy will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs.</p> <p>This policy ensures new development in Whitchurch and Ganarew is safeguarded against flooding. Also that the infrastructure will have enough capacity for any planned development. 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 SACs.</p>
<p>Policy WG18 Sewerage infrastructure</p>	<p>Reduce impact of flooding and storm water flooding within Whitchurch and Ganarew.</p> <p>Sustainable design promoted.</p> <p>Infrastructure development phased in line with infrastructure works within the plan period.</p>	<p>This policy will help to safeguard against flooding from foul and storm drainage along with identifying sewerage treatment works in line with WwTWs.</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands SAC.</p>	<p>None. This policy acts as a mitigation measures to ensure new developments avoid and alleviate flooding and support impacts in Whitchurch and Ganarew.</p>	<p>No. This policy will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs.</p> <p>This policy ensures new development in Whitchurch and Ganarew is safeguarded against flooding and there is sufficient capacity in the WwTws. Also that the infrastructure will have enough capacity for any planned development.</p>
<p>Policy WG19 Renewable and low carbon energy</p>	<p>Support for renewable and low carbon energy</p>	<p>This policy supports renewable energy schemes and low</p>	<p>River Wye (including the</p>	<p>Mitigation measures within the NDP and Core Strategy can help alleviate and</p>	<p>No. This policy will not have an impact on the River Wye sac, Wye Valley Woodlands</p>

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	<p>proposals</p> <p>Development of renewable energy schemes on a domestic scale</p> <p>Support community and local businesses renewable energy schemes and low carbon proposals</p> <p>Reduction on carbon based energy usage in the long term</p>	<p>carbon energy schemes. This is unlikely to have a significant impact on the SACs.</p>	<p>Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands SAC</p>	<p>mitigate un desirable impact caused during the construction process.</p>	<p>and Wye Valley and Forest of Dean bat sites SACs.</p> <p>This policy ensures suitable community energy projects will have minimal environmental impact. Therefore is unlikely to impact on the SACs.</p>
<p>Policy WG20 Traffic measures within the parish</p>	<p>Promotion of safer roads.</p> <p>Improved sustainable modes of transport such as cycling, walking, and public transport links.</p> <p>Increase in walking and 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>	<p>Any effects of additional transport will be mitigated with providing additional highway and transport measures.</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands SAC</p>	<p>None. This policy acts as a mitigation measure to ensure new development will alleviate traffic speeds and promote sustainable and public transport means.</p>	<p>No. This policy will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs. This policy could 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 mitigate any potential likely significant effects.</p>
<p>Policy WG21 Highway design requirements</p>	<p>Sets out criteria for highway design.</p> <p>Sustainable development</p>	<p>This policy itself is likely to mitigate the impact caused from</p>	<p>River Wye (including the Lugg SAC).</p>	<p>None. This policy acts as a mitigation measure to ensure new development will promote road safety.</p>	<p>No. This policy will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest</p>

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	encouraged.	development.	Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC		of Dean bat sites SACs.
Policy WG22 Protection and enhancement of Parish facilities and services	Support and upkeep of existing local community facilities. Promote new development of community facilities. Increase in vehicular movements. Increase in nonphysical disturbance.	New community facilities. Possible vehicular movements and demand for water abstraction and treatment. Physical damage of disturbance on a localised scale. Non-physical disturbance such as noise.	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC. Wye Valley Woodlands SAC	Measures are included in both the Core Strategy and the Whitchurch and Ganarew Neighbourhood Plan to help relieved any increased pressure on the River Wye. The implementation of the Nutrient Management Plan will specifically address issues relating to water quality in the River Wye.	No. This policy will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs. 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 are in place within the Local Plan (Core Strategy) and with the inclusion of additional wording in the Whitchurch and Ganarew NDP policy to avoid or mitigate any likely significant effects on the River Wye.
Policy WG23 Contributions to Parish Services, youth provision and recreation facilities	Support and upkeep of existing local community facilities through section 106 and CIL funds. Promote new development of community facilities. Increase in vehicular	New community facilities. Possible vehicular movements and demand for water abstraction and treatment. Physical damage of	River Wye (including the Lugg SAC). Wye Valley and Forest of Dean Bat Sites SAC.	Measures are included in both the Core Strategy and the Whitchurch and Ganarew Neighbourhood Plan to help relieved any increased pressure on the River Wye. The implementation of the	No. This policy will not have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs. Although this policy could result in the development of new community facilities or

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	<p>movements.</p> <p>Increase in nonphysical disturbance.</p>	<p>disturbance on a localised scale.</p> <p>Non-physical disturbance such as noise.</p>	<p>Wye Valley Woodlands SAC</p>	<p>Nutrient Management Plan will specifically address issues relating to water quality in the River Wye.</p>	<p>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 are in place within the Local Plan (Core Strategy) and with the inclusion of additional wording in the Whitchurch and Ganarew NDP policy to avoid or mitigate any likely significant effects on the River Wye.</p>
<p>Policy WG24 Broadband infrastructure</p>	<p>Development and improvement of existing broadband infrastructure.</p> <p>Strengthen existing businesses and working from home</p> <p>Potential decrease in commuter traffic and development of new businesses.</p>	<p>This is unlikely to have a significant impact on the SACs.</p>	<p>River Wye (including the Lugg SAC).</p> <p>Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Wye Valley Woodlands SAC</p>	<p>Mitigation measures within the NDP and Core Strategy can help alleviate and mitigate un desirable impact caused during the construction process.</p>	<p>No. This policy is unlikely to have an impact on the River Wye sac, Wye Valley Woodlands and Wye Valley and Forest of Dean bat sites SACs.</p>

Appendix 4

Initial Habitat Regulations Assessment and Strategic Environmental Assessment Screening Notification

The Neighbourhood Planning (General) Regulation 2012 (Reg. 32) Conservation of Habitats and Species Regulations 2010 (d)

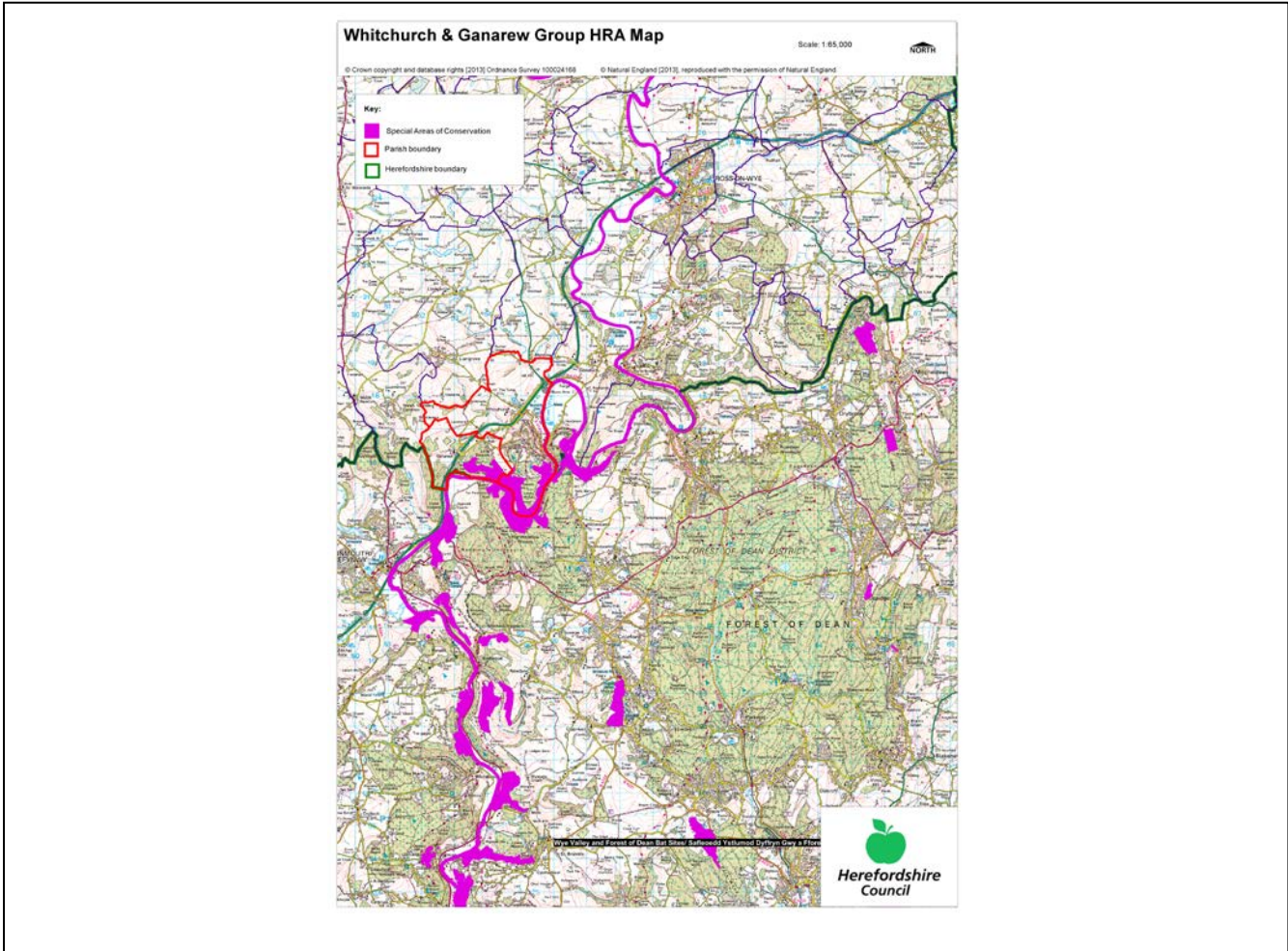
Neighbourhood Area:	Whitchurch & Ganarew Group Neighbourhood Area
Parish Council:	Whitchurch & Ganarew Group Parish Council
Neighbourhood Area Designation Date:	04/12/13

Introduction

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

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

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



Initial HRA Screening

River Wye (including the River Lugg) SAC:

Does the Neighbourhood Area have the River Wye (including the River Lugg) in or next to its boundary?	Y	The River Wye SAC runs along the borders of the Group Parish
Is the Neighbourhood Area in the hydrological catchment of the River Wye (including the River Lugg) SAC?	Y	The Group Parish is within the hydrological catchment of the River Wye
If yes above, does the Neighbourhood Area have mains drainage to deal with foul sewage?	N	There is no mains drainage within the Group Parish

Downton Gorge SAC:

Is the Neighbourhood Area within 10km of Downton Gorge SAC?	N	Downton Gorge is 54.8km away from the Group Parish
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River Clun SAC:

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

Is the Neighbourhood Area within 10km of the SAC boundary?	N	Usk Bat Sites are 31.8km away from the Group Parish
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Wye Valley & Forest of Dean Bat Sites SAC:

Is the Neighbourhood Area within 10km of any of the individual sites that make up the Wye Valley & Forest of Dean Bat Sites?	Y	Wye Valley and Forest of Dean Bat Sites are 9.1 km away from the Group Parish
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Wye Valley Woodlands SAC:

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

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

European Site

(List only those which are relevant from above)

River Wye (including the River Lugg) SAC

Wye Valley & Forest of Dean Bat Sites SAC

Wye Valley Woodlands 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 Whitchurch & Ganarew Group Neighbourhood Area and would need to be taken into account within a Strategic Environmental Assessment. In addition, the NDP will also need to consider the other SEA topics set out in Guidance Note 9a to ensure that the plan does not cause adverse impacts.

SEA features	Total	Explanation	SEA required
Air Quality Management Areas	0	There are no AQMAs within the Group Parish	N
Ancient Woodland	14	Trebandy Wood (border); Thomas Wood (border); Park Wood (border); Coldwell Wood (border); Huntsham Hill Wood (border); Elliots Wood (border); Collins Grove (border); Woodside Wood; Long Close Wood; Goldsmiths Wood; Morgan Grove; Hazel Wood (border); St Wolstans Wood (border); Trewarne Wood	Y
Areas of Archaeological Interest	0	There are no AAls within the Group Parish	N
Areas of Outstanding Natural Beauty	1	Part of the Group Parish is within the Wye Valley AONB	Y
Conservation Areas	0	There are no Conservation Areas within the Group Parish	N
European Sites	2	River Wye; Wye Valley Woodlands	Y
Flood Areas		Flood Zones 2 and 3 follow the River Wye and some streams off the river	Y
Listed Buildings	Numerous	There are numerous Listed Buildings throughout the Group Parish	Y
Local Sites (SWS/SINCS/RIGS)	5 (RIGS) 4 (SWS)	RIGS: Little Doward Hillside; Limestone Pavement, Little Doward; King Arthurs Caves: Lords Wood Quarry (border); Quarry north of King Arthurs Cave (border) SWS: River Wye; The Doward and Huntsham Hill; Woodland at Welsh Newton and Callow Hill (border); Garron Brook	Y
Long distance footpaths/trails	1	Wye Valley Walk	Y
Mineral Reserves	5	West of Wye, east of Rockview Farm; Great Doward, Little Doward including Lords Wood; In bend of River Wye, north of Huntsham Court and Huntsham Hill (border); South of Symonds Yat (border); East of Symonds Yat, on opposite bank of River Wye (border)	Y
National Nature Reserve	1	Lady Park Wood (border)	Y
Registered & Unregistered parks and gardens	3 Unregistered	Wyastone Leys; Sellarsbrooke Park; Huntsham Court (border)	Y
Scheduled Ancient Monuments	5	Churchyard cross at St Swithins Churchyard; Little Doward Camp; King Arthurs Cave, Great Doward; Merlin's Cave, Great Doward; Churchyard cross	Y

		in St Dubricius Churchyard	
Sites of Special Scientific Interest	3	River Wye (Unfavourable Recovering); Upper Wye Gorge (Favourable (part) Unfavourable Recovering (part)); Great Doward (Unfavourable Recovering)	Y

Decision Notification:

The initial screening highlights that the Neighbourhood Development Plan for the Whitchurch & Ganarew Group Neighbourhood Area:

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

Assessment date: 22/10/2013

Assessed by: James Latham

Appendix 1: European Sites

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

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

Usk Bat Site

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

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

Wye Valley and Forest of Dean Bat Sites

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

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

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

NDPs closest to the European Site will need to consider:

Woodland habitat buffer.

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

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

Wye Valley Woodlands

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

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

Appendix 2: Wye Catchment Map

