

Habitats Regulations Assessment

Report for:

Ashperton Neighbourhood Area

December 2017



Ashperton HRA

HRA Screening Assessment

Contents

1 Introduction

Map of the Neighbourhood Area with European sites shown

2 The requirement to undertake Habitats Regulations Assessment of Neighbourhood Plans

3 Methodology

4 Results of the Initial Screening Report and options

5 Description of the Ashperton Neighbourhood Plan

6 Identification of other plans and projects which may have ‘in-combination’ effects

7 Assessment of the ‘likely significant effects’ of the Ashperton Plan NDP

Table 1 - Colour coding key for Matrix

8 Conclusions from the Screening Matrix

Appendix 1 – List of options assessed

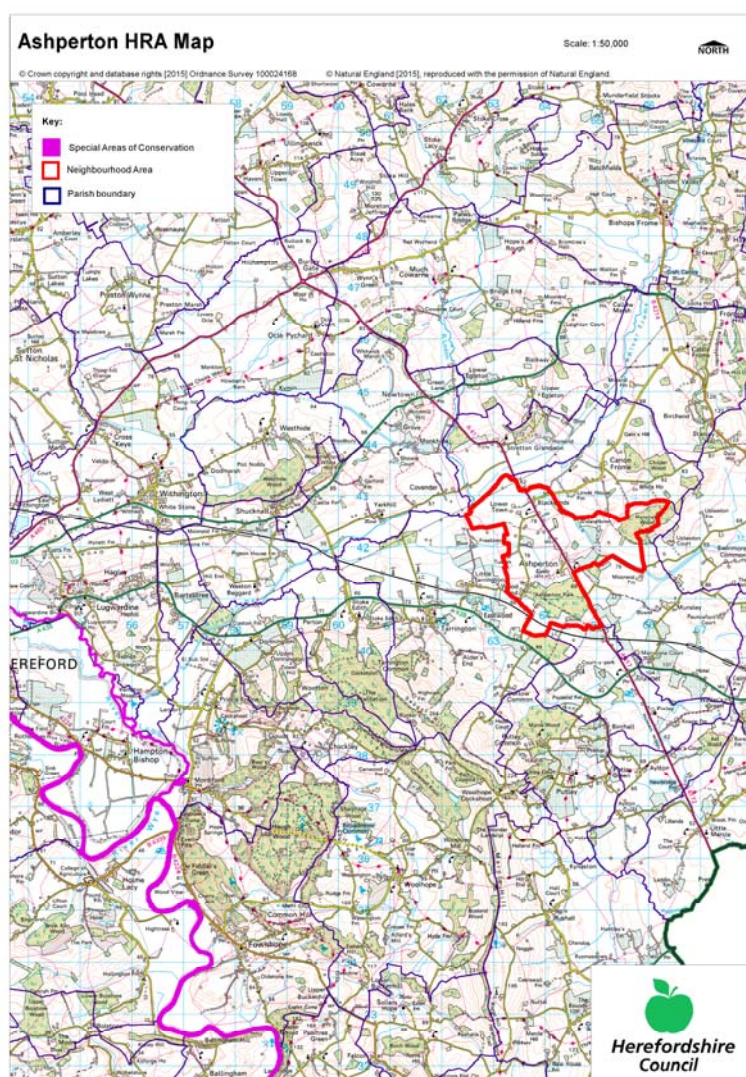
Appendix 2 – Options assessment matrix

Appendix 3 – Full Screening Matrix

Appendix 4 – Initial Screening Report (2015)

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 Ashperton Parish Council is producing a Neighbourhood Development Plan for Ashperton 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 Ashperton Plan November 2017.
- 1.3 The NDP is a mix of criteria based policies and has allocated sites within the settlement of Ashperton. It provides general policies that clarify and provide detail to the policies within the Herefordshire Core Strategy therefore it requires a high level screening assessment to build upon the HRA Screening Assessment Report for the Herefordshire Core Strategy. This high level screening assessment should be read in combination with the Herefordshire publication of the Local Plan-Core Strategy Habitat Regulations Assessment Report (June 2015) and ensures that there will not be any significant impacts upon Natura 2000 sites.
- 1.4 The map below shows Ashperton 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, Ashperton 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 (KM,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 Ashperton Plan is not directly connected with the management of any European sites, and includes proposals for development which may affect European sites, it is necessary under Regulation 102(1)(a) of the Habitats Regulations 2010 to undertake screening for likely significant effects on European sites.
- 3.2 The HRA of neighbourhood plans is undertaken in stages and should conclude whether or not a proposal or policy in a neighbourhood plan would adversely affect the integrity of the site in question. This is judged in terms of the implications of the plan for a site’s ‘qualifying features’ (i.e. those Annex I habitats, Annex II species, and Annex I bird populations for which it has been designated) and are measured with reference to the conservation objectives for those qualifying features as defined by Natural England.
- 3.3 The first process is to undertake an initial screening report to determine the need to undertake the requirement for a HRA, this initial screening identifies whether the Plan could impact upon any European site that could be within the Neighbourhood Area or nearby.

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

4 Results of the Initial Screening Report and options

- 4.1 The initial Screening report (June 2015) found that the Ashperton Parish is 7.8 km from the River Wye. Therefore Ashperton NDP area falls within the 10km hydrological catchment area of the River Wye (including the Lugg) SAC. The SAC is located south west of the Neighbourhood Area and therefore a full screening assessment is required.
- 4.2 For full details of the River Wye (including the Lugg) SAC attributes which contribute to and define their integrity and vulnerable data see Appendix 1 of the Ashperton Plan Initial Screening Report. The Initial Screening Report, June 2015, 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 Ashperton Plan Neighbourhood Plan may affect site integrity.
- 4.3 The initial options for the NDP were assessed to determine their environmental impact that could affect the River Wye SAC. Overall the majority of the options proposing any growth appear to depend on location and scale in relation to environmental impact.
- 4.4 As Ashperton Plan progresses from options onto their NDP policies, the Plan will need to identify ways in which the least effect on the River Wye (including the Lugg) SAC could be achieved, alongside taking forward the preferred options from the consultation from the community. If a majority of these options are taken forward either as standalone policies or in combination with other policies then the mitigation from these options will help to counter balance the effect of all new development within the Parish. A list of the options and site options assessed can be found in Appendix 1, and the Assessment matrix for the options can be found Appendix 2.

5 Description of the Ashperton Plan Neighbourhood Plan

- 5.1 The Draft Ashperton Plan presents detailed policies for development in the Neighbourhood Area, which is equivalent to the group parish boundary, up to 2031. The first part of the Plan introduces the Plan and its preparation and discusses the background to each of the villages.
- 5.2 The NDP then details the vision for the Group Parish over the Plan period and four objectives of how this will be achieved. The 4 objectives cover the following topics:

Housing
Environment
Roads and Traffic
Community facilities

- 5.3 The NDP also sets out 20 policies on various topics based on the objective headings above and also for the village, these include:

H1: Number of New Houses

H2: Settlement Boundary

H3: Housing Mix and Tenancy

H4: Type of Housing

H5: Rural Exception Sites

D1: Design Appearance

D2: Scale and Phasing of Development

D3: Technical Design

E1: Landscape

E2: Tranquillity

E3: Cultural Heritage

E4: Wildlife and the Natural Environment

E5: Flooding and Water Management

RE1: Small Scale Renewable Energy

RE2: Commercial Renewable Energy

ST1: Accommodating Traffic Within the Parish

SB1: Supporting Local Business

SB2: Work Space Development

SB3: Change of Use

SB4: Provision of Broadband and Mobile Telephone Services

6 Identification of other plans and projects which may have ‘in-combination’ effects

- 6.1 Regulation 102 of the Habitats Regulations 2010 requires an appropriate assessment where a land use plan (not directly connected with or necessary to the management of the site) is likely to have a significant effect on a European site, either alone or in combination with other plans or projects. In addition, in accordance with the Neighbourhood Planning Regulation 2012 a NDP cannot have a significant effect on any European Site whether alone or in combination with another Plan.
- 6.2 There are a number of potentially relevant plans and projects which may result in in-combination effects with the Core Strategy across Herefordshire, these plans have been reviewed and can be found in Appendix 2 of the pre-submission publication of the Herefordshire Local Plan – Core Strategy Habitats Regulations Assessment (May 2014). It is seen that as this NDP does not go over and beyond the requirements set out in the Core Strategy this review will also be substantial for the NDP.
- 6.3 The HRA for the Core Strategy also identifies that both the Water Cycle Study for Herefordshire, which indicates the potential for planned water abstraction requirements combined with pressures on European Sites from the Core Strategy policies, and the work on the Nutrient Management Plan, to ensure the favourable conservation status of the SAC in respect of phosphate levels as soon as possible and at the latest by 2027, have both been considered as part of the in-combination assessment.

7 Assessment of the ‘likely significant effects’ of the Ashperton 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 taking 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 Ashperton Plan (November 2017) policies and sites were concluded to be likely to have a significant effect on the River Wye (including Lugg) SAC. Based on assumptions and information contained within the Ashperton Plan, Herefordshire Core Strategy and the submission version of the HRA for the Core Strategy all of the NDP policies were found to be unlikely to result in significant effects on the River Wye (including Lugg) SAC.
- 8.2 In many cases this is because the policy itself would not result in development, i.e. it related instead to criteria for development. In a number of cases the policies also included measures to help support the natural environment, including biodiversity and therefore no significant effect conclusion could be reached. In addition, these policies have the potential to mitigate some of the possible adverse effects arising from other policies.
- 8.3 The plan allocates settlement boundaries and 4 sites for development; within the settlement of Ashperton, of which will deliver 10 additional dwellings. These sites did not have an impact in the screening matrix.
- 8.5 It is unlikely that the Ashperton Plan will have any in-combination effects with any Plans from neighbouring parish councils as the level of growth proposed is the same as that proposed for the Housing Market Area in the Herefordshire Core Strategy and all of the proposed housing sites will be of a small scale.
- 8.6 **It is therefore concluded that the Ashperton Plan will not have a likely significant effect on the River Wye (including Lugg) SAC.**
- 8.7 Any further amendments to policies (post November 2017) will be rescreened if required and an addendum to this report will be produced.

Appendix 1

Ashperton Options

Option 1 -Do nothing
Option 2 -To do a criteria based policy.
Option 3 -To allocate sites in the plan.
Option 4 - Criteria policy and settlement boundary.
Option 5 - Criteria policy/settlement boundary/allocate sites.

Appendix 2

Table 1: HRA Screening of Emerging Neighbourhood Development Plan Options and Site Options

Parish Council Name: **Ashperton**

NDP Title: **Ashperton Neighbourhood Plan**

Date undertaken: **November 2017**

NDP objectives, Site options policies	HRA Screening of Emerging NDP objectives, options and policies				
	Likely activities (operations) to result as a consequence of the objective/option/policy	Likely effect if option implemented. Could they have Likely Significant Effects (LSE) on European Sites? (Yes/No, with reasons)	European Sites potentially affected	Mitigation measures to be considered, as necessary, through redraft of objective/option/policy and to be considered as part of Appropriate Assessment	If recommendations are implemented, would it be possible that it would result in no LSE? (Yes/No with reasons)
Option 1- to do nothing	Not producing a neighbourhood plan would result in any future growth decisions within the parish being made based on the strategic policies within the Core Strategy. Proportional housing and employment growth would be in accordance with the Core Strategy.	Core Strategy HRA has examined the likely significant effects of the Core Strategy rural policies in May 2014 and April 2015 and concluded that there are no LSE but acknowledges the role of neighbourhood plans to provide additional certainty.	River Wye (including River Lugg) SAC.	N/A	N/A
Option 2- To do a criteria based policy.	Small scale proportionate growth where the location would be determined by a	Uncertain as to the impact on the European sites as dependant on the location	River Wye (including the River Lugg) SAC	Criteria based housing policy would require to include reference to mitigation measures to	No, development in line with the Local Plan (Core Strategy) and the policy

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

	criteria based policy.	of the development.		<p>avoid any non-disturbance effects on the River Wye via its catchment.</p> <p>Policy would need to take account of the proportional growth requirements of the Core Strategy and potential headroom capacity at the local STW.</p>	<p>safeguards which exist within the Core Strategy should avoid or mitigate any likely significant effects.</p> <p>Policy criteria should be included within the NDP which reflects this. Further assessments will be undertaken at draft policy stage.</p>
Option 3 - To allocate sites in the plan.	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.	Pursuing this option would give greater certainty over future development within the area particularly within the River Wye catchment. If required mitigation criteria can be added to site allocations policies to ensure no likely significant effect would occur	River Wye (including River Lugg) SAC	n/a	No; policy criteria can be added to any allocation policy to mitigate.
Option 4- Criteria policy and settlement boundary.	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	Any settlement boundary would need to be designated to ensure that sufficient capacity was included to permit the proportional growth requirements within Policy	River Wye (including River Lugg) SAC	n/a	No; policy criteria can be added to any settlement boundary criteria policy to mitigate.

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

	<p>the direction of further growth to maintain the quality of the landscape and surroundings. There is less certainty as any growth will be adjudged by criteria based policy.</p>	<p>RA2 of the Core Strategy. Criteria would need to be included within the policy to safeguard against any likely effects. However the majority of the village is outside of the catchment for the River Wye</p>			
<p>Option 5-Criteria policy/settlement boundary/allocate sites.</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 and open countryside</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 River Lugg) SAC</p>	<p>n/a</p>	<p>No; policy criteria can be added to any allocation policy to mitigate.</p>

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

Sites to be included in NDP					
S1 Land between Pearscroft and Hopton House	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Loss of greenfield land</p> <p>Small increase in traffic and parking demands</p> <p>Development of 4 dwellings located within settlement boundary with direct access to A417.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction</p> <p>Removal of hedgerows</p>	No: the location and scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of a grazing field.	River Wye (including the Lugg SAC).	There are sufficient safeguards within the Core Strategy policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP.	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC and any development in line with the Local Plan (Core Strategy) policy RA2 and the policy safeguards which exist within the Core Strategy should avoid or mitigate any likely significant effects.
S2 Land opposite Peasecroft	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Loss of greenfield land</p> <p>Small increase in traffic and parking demands</p> <p>Development of 3</p>	No: the location and scale of development proposed would not give rise to likely significant effects, but note that development would occur outside of built environment and this needs to be addressed at	River Wye (including the Lugg SAC).	There are sufficient safeguards within the Core Strategy policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP.	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC and any development in line with the Local Plan (Core Strategy) policy RA2 and the policy safeguards which exist within the

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

	<p> dwellings located outside of built up area.</p> <p> Demand in broadband and communication services.</p> <p> Light pollution</p> <p> Increase in non-physical disturbances during construction</p> <p> Removal of hedgerows</p>	<p>planning stage.</p>			<p>Core Strategy should avoid or mitigate any likely significant effects.</p>
<p>S3 Land behind Milestone Cottage and Peasecroft</p>	<p> Increase in water usage, abstraction and sewage treatment</p> <p> Loss of greenfield land</p> <p> Small increase in traffic and parking demands</p> <p> Development of 2 with existing access.</p> <p> Demand in broadband and communication services.</p> <p> Light pollution</p> <p> Increase in non-physical disturbances during construction</p>	<p>No: the location and scale of development proposed would not give rise to likely significant effects.</p>	<p>River Wye (including the Lugg SAC).</p>	<p>There are sufficient safeguards within the Core Strategy policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC and any development in line with the Local Plan (Core Strategy) policy RA2 and the policy safeguards which exist within the Core Strategy should avoid or mitigate any likely significant effects.</p>

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

	Removal of hedgerows				
S4 Land adjacent to 'The Farm'	<p>Increase in water usage, abstraction and sewage treatment</p> <p>New single dwelling with agricultural and equestrian buildings.</p> <p>Demand in broadband and communication services.</p> <p>Small increase in traffic and parking demands</p> <p>Light pollution</p> <p>Loss of greenfield land</p> <p>Increase in non-physical disturbances during construction</p> <p>Increase in long term agricultural works and equestrian movements</p>	No: the location and scale of development proposed would not give rise to likely significant effects.	River Wye (including the Lugg SAC).	There are sufficient safeguards within the Core Strategy policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP.	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC and any development in line with the Local Plan (Core Strategy) policy RA2 and the policy safeguards which exist within the Core Strategy should avoid or mitigate any likely significant effects.
Sites put forward but not included in the NDP					
N1 Land to the south of 'The Old Police House'	No: development is unlikely to come forward	No: development is unlikely to come forward	River Wye (including the Lugg SAC).	N/A	N/A
N2 Land to the rear of Holmlea		No: the scale of development proposed would not give	River Wye (including the Lugg SAC).	N/A	N/A

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

		rise to likely significant effects, but note that development may result in the loss of foraging space in the form of an open agricultural field in Ashperton.			
N3 and N4 Sites in Heywood lane	No: development is unlikely to come forward	No: development is unlikely to come forward	River Wye (including the Lugg SAC).	N/A	N/A
N5 and N6		No: the scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the form of an open agricultural field in Ashperton.	River Wye (including the Lugg SAC).	N/A	N/A
N7 Church Lane	No: development is unlikely to come forward	No: development is unlikely to come forward	River Wye (including the Lugg SAC).	N/A	N/A

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

Appendix 3

Appendix 3

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

Parish Council Name: **Ashperton Group Parish**

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

Date undertaken: **November 2017**

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

NDP objectives, policies	HRA Screening of Emerging NDP objectives, options and policies				
	Likely activities (operations) to result as a consequence of the objective/option/policy	Likely effect if objective/option/policy implemented. Could they have Likely Significant Effects (LSE) on European Sites? (Yes/No, with reasons)	European Sites potentially affected	Mitigation measures to be considered, as necessary, through redraft of objective/policy and to be considered as part of Appropriate Assessment	Could the policy have likely significant effects on European sites (taking mitigation into account?)
Objective 1- Housing	Objective to support sustainable and appropriate development in line with policies SS1 and RA1.	None identified.	River Wye (including the Lugg SAC).	None identified.	No. This objective will not lead to development but sets sustainable development criteria.
Objective 2- Environmental Sustainability	This objective will protect and help conserve landscape identified within Ashperton.	None identified.	River Wye (including the Lugg SAC).	None. This objective is a mitigation measure in itself.	No, this objective aims to protect the visual character and setting of Ashperton whilst supporting tourism.
Objective 3-Roads and Traffic	Promotion of safer roads. Improvements to public transport.	None identified.	River Wye (including the Lugg SAC).	None identified.	No, this objective promotes safer and more sustainable travel through new development.

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

	Increase of sustainable transport usage.				
Appendix 3 Objective 4- Community services and facilities	Protect And enhance the existing natural environment, landscape and views.	Protection of community assets including the village hall.	River Wye (including the Lugg SAC).	None. This objective is a mitigation measure in itself.	No. This will not have an impact on the River Wye sac. This objective seeks to safeguard public open space and protect the village hall for the community.
Policies					
H1-Number of new houses	New housing allocated in selected sites Increase in water consumption. Non-physical disturbance during construction phase. Physical damage of disturbance on a localised scale.	Small scale housing development. Housing, infrastructure development Possible increase in recreation activities, vehicular movements and demand for water abstraction and treatment. Physical damage of disturbance on a localised scale. Non-physical disturbance such as noise.	River Wye (including the Lugg SAC).	This policy helps contain development and control growth in a sustainable way. Adverse effects will be mitigated by NDP policies	No. The scale and extent of such development is unlikely to be significant, as the development is contained in a sustainable approach. Allocations help give greater certainty.
H2-Settlement boundaries	New housing development within the designation settlement boundaries of Newton and Monkhide. Increase in vehicle traffic. Increased demand for water abstraction and	Depending on type, location of infrastructure. Physical damage of disturbance. Non-physical disturbance such as noise.	River Wye (including the Lugg SAC).	Measures included within policy SD2 of the Core Strategy should help to mitigate potential impacts relating to non-physical disturbances. Good practice construction techniques include noise suppression measures;	No. The scale and extent of such development is unlikely to be significant, as the development is contained in a sustainable approach in accordance with policies SS1 and RA2 of the Core Strategy.

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

	sewage treatment.			hours of operation may help to mitigate potential adverse effects during construction.	
H3- Housing mix and tenancy	<p>Housing sites identified.</p> <p>Promotion of achieving housing target.</p> <p>Increased vehicle traffic</p> <p>Increased demand for water abstraction and sewage treatment</p> <p>Sustainable housing growth</p>	<p>Small scale housing development.</p> <p>Housing, infrastructure development</p> <p>Possible increase in recreation activities, vehicular movements and demand for water abstraction and treatment.</p> <p>Physical damage of disturbance on a localised scale.</p> <p>Non-physical disturbance such as noise.</p>	River Wye (including the Lugg SAC).	<p>Improved water efficiency measures, metering and addressing leakages in supply may help to mitigate any additional pressure placed on the water supply as a result of new developments.</p> <p>The implementation of the Core Strategy policies SD3 and SD4 should help to avoid adverse impacts in relation to hydrological regimes at the River Wye. Water quality in the River Wye SAC is also specifically addressed through the Nutrient Management Plan produced by Natural England and the Environment Agency.</p>	<p>No: this policy would allow for small to medium scale housing schemes and supports the Core Strategy Policy RA1 and RA2. Further assessment of the sites considered can be tested at planning application stage when further details are known.</p> <p>There are additional policy criteria in place in both the Core Strategy and the Ashperton Neighbourhood Plan to avoid or mitigate any likely significant effects towards the SAC.</p>
H4-Type of Housing	Varied types of houses developed within the plan period		River Wye (including the Lugg SAC).	Mitigation measures c	<p>No: this policy would allow for small to medium scale housing schemes and supports the Core Strategy Policy RA1 and RA2. Further assessment of the sites considered can be tested at planning application stage when further details are known.</p>

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

H5-Rural exception sites	<p>Sustainable re use of agricultural buildings.</p> <p>Sustainable development encouraged within the identified settlements.</p> <p>Minimal increase demand for water abstraction and sewage treatment</p> <p>Sustainable housing growth</p>	<p>Minimal increase of vehicular movement and demand for water abstraction and treatment.</p> <p>Physical damage of disturbance on a localised scale.</p> <p>Non-physical disturbance such as noise.</p> <p>Depending on location could be physical disturbance.</p>	River Wye (including the Lugg SAC).	<p>Good practice construction techniques include noise suppression measures; hours of operation may help to mitigate potential adverse effects during construction.</p> <p>Measures within Core Strategy policy SD1 should help to mitigate potential impacts relating to non-physical disturbances.</p>	<p>No. The scale and extent of conversion of agricultural building is likely to be minimal, therefore is unlikely to have a significant impact on the SAC .</p> <p>There are sufficient policy safeguards within the Core Strategy and Ashperton NDP to safeguard and where necessary mitigate detrimental impact caused from development towards the SAC.</p>
D1- Design Appearance	Ensuring that any new housing development is fitting with its context and has suitable design and materials to be in keeping with the neighbourhood area existing context.	No Likely Significant effect on the River Wye SAC	River Wye (including the Lugg SAC).	No this policy is a mitigation measure within itself.	No. This policy will not lead to new development; but rather it will ensure that any new development is in keeping with the surrounding design and context of Ashperton.
D2- Scale and phasing of development	Ensuring that any new housing development is phased over the plan period.	No Likely Significant effect on the River Wye SAC	River Wye (including the Lugg SAC).	No this policy is a mitigation measure within itself.	No. This policy will not lead to new development; but rather it will ensure that any new development is in keeping with the surrounding design and context of Ashperton.
D3-Technical Design	Ensuring that any new housing development is fitting with its context and has suitable design and materials to be in keeping with the neighbourhood area existing context.	No Likely Significant effect on the River Wye SAC	River Wye (including the Lugg SAC).	No this policy is a mitigation measure within itself.	No. This policy will not lead to new development; but rather it will ensure that any new development is in keeping with the surrounding design and

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

					context of Ashperton.
E1-Landscape	<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>	River Wye (including the Lugg SAC).	None. This policy acts as a mitigation measure to ensure developments to be fitting for its context and ensures protection to the exiting landscape.	<p>No. 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>
E2- Tranquillity	<p>Increase in recreation activities.</p> <p>Views protected</p> <p>Important trees and hedgerows retained</p> <p>Safeguard woodlands and orchards</p>	None identified.	River Wye (including River Lugg) SAC	None. This policy acts as a mitigation measure to ensure developments to be fitting for its context and ensures protection to the exiting landscape.	No. It is unlikely that this policy will have a detrimental impact on the SACs. There are policy safeguards which exist within the Core Strategy should avoid or mitigate any likely significant effects.
E3-Cultural Heritage	Safeguard historic assets	Unlikely that there will have a significant effect	River Wye (including the	This policy helps Dinedor maintain	No this policy safeguards against

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

	Local heritage assets protected.	on the European Site.	Lugg SAC).	historic character and helps safeguard against inappropriate development.	inappropriate development in order to preserve the historic character of Ashperton.
E4-Wildlife and the Natural Environment	Protection of biodiversity Safeguard local landscape character	Unlikely that there will have a significant effect on the European Site.	River Wye (including the Lugg SAC).	This policy helps to safeguard greenspace in line with policy LD2, and help mitigate adverse effects caused from development.	No: Scale and extent of such development is unlikely to be significant. This objective is likely to have a beneficial effect on environment and biodiversity of Ashperton.
E5- Flooding and Water management	Strive to reduce impact of flooding within Ashperton. New development designed to appropriately reduce flood risk. Sustainable design promoted. Infrastructure development phased in line with infrastructure works within the plan period.	The River Wye does not flow through the parish but the neighbourhood area falls within the catchment area.	River Wye (including the Lugg SAC).	None. This policy acts as a mitigation measures to ensure new developments avoid and alleviate flooding impacts in Ashperton.	No. This policy ensures new development in Ashperton 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 SAC.
RE1-Small scale Renewable Energy	Renewable energy schemes developed. Construction traffic.	Unlikely that there will have a significant effect on the European Site. Depending on type, location of infrastructure. Physical damage of disturbance. Non-physical	River Wye (including the Lugg SAC).	Measures included within policy SD2 of the Core Strategy should help to mitigate potential impacts relating to non-physical disturbances. Good practice construction techniques include noise suppression measures; hours of operation may help to mitigate potential adverse	No. This policy may result in varied renewable energy schemes. Depending on scale, nature and location of the development it may have a possibility of having a detrimental effect on the River Wye SAC. There are sufficient policy safeguards within the NDP and Core Strategy to help avoid or

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

		disturbance such as noise.		effects during construction.	mitigate any likely significant effects on the SAC.
RE2-Commercial Renewable Energy	<p>Community energy schemes promoted</p> <p>Renewable energy schemes developed.</p> <p>Construction traffic.</p>	<p>Unlikely that there will have a significant effect on the European Site.</p> <p>Depending on type, location of infrastructure.</p> <p>Physical damage of disturbance.</p> <p>Non-physical disturbance such as noise.</p>	River Wye (including the Lugg SAC).	<p>Measures included within policy SD2 of the Core Strategy should help to mitigate potential impacts relating to non-physical disturbances.</p> <p>Good practice construction techniques include noise suppression measures; hours of operation may help to mitigate potential adverse effects during construction.</p>	No. This policy may result in varied renewable energy schemes. Depending on scale, nature and location of the development it may have a possibility of having a detrimental effect on the River Wye SAC. There are sufficient policy safeguards within the NDP and Core Strategy to help avoid or mitigate any likely significant effects on the SAC.
ST1-Accommodating Traffic Within the Parish	<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>The River Wye does not flow through the parish but the neighbourhood area falls within the catchment area.</p> <p>Any effects of additional transport will be mitigated with providing additional highway and transport measures.</p>	River Wye (including the Lugg SAC).	None. This policy acts as a mitigation measure to ensure new development will alleviate traffic speeds and promote sustainable and public transport means.	No; this policy would only lead to some small scale sustainable transport links and predominately within areas outside of the hydrological catchment of the River Wye. Additional policy safeguards exist within the Core Strategy to mitigate any potential likely significant effects.

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

SB1- Supporting Local Business	<p>Encourage development of small scale employment facilities.</p> <p>Promotion of business development</p> <p>Job creation in local area</p> <p>Small reduction in vehicular usage.</p>	<p>Employment growth and infrastructure development</p> <p>Physical damage of disturbance on a localised scale.</p> <p>Non-physical disturbance such as noise.</p> <p>Uncertain as to the impacts upon the River Wye SAC dependent on the location of any development.</p> <p>Potential increase in visitor numbers to the parish could have an effect on the River Wye Employment and infrastructure development.</p> <p>Possible vehicular movements and demand for water abstraction and treatment.</p>	River Wye (including the Lugg SAC).	<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>Although the River Wye does not pass through the parish, additional policy criteria could be added to strengthen the avoidance locations which could have an adverse impact on the natural environment especially River Wye catchment.</p>	<p>No. The scale and extent of potential employment development is unlikely to have a significant impact on the SAC. There are sufficient policy safeguards within the NDP and Core Strategy to help avoid or mitigate any likely significant effects on the River Wye SAC.</p> <p>Mitigation measures are covered in policy LD2 and LD3 of the Core Strategy and policies within the Ashperton NDP.</p>
SB2- Work Space Development	<p>Encourage development of small scale employment facilities.</p> <p>Promotion of business development</p>	<p>Employment growth and infrastructure development</p> <p>Physical damage of disturbance on a</p>	River Wye (including the Lugg SAC).	<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>No. The scale and extent of potential employment development is unlikely to have a significant impact on the SAC. There are sufficient policy safeguards within the NDP and Core</p>

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

	<p>Job creation in local area</p> <p>Small reduction in vehicular usage.</p>	<p>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>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>Although the River Wye does not pass through the parish, additional policy criteria could be added to strengthen the avoidance locations which could have an adverse impact on the natural environment especially River Wye catchment.</p>	<p>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 Ashperton NDP.</p>
SB3- Change of Use	Supports change of use	<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>	River Wye (including the Lugg SAC).	<p>None, mitigation measures are included within the Core Strategy and ndp.</p>	<p>No. The scale and extent of potential change of use 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</p>

This document is copyright of Herefordshire Council, please contact the Neighbourhood Planning team if you wish to reuse it in whole or part.

		Possible vehicular movements and demand for water abstraction and treatment.			and policies within the Ashperton NDP.
SB4- Provision of Broadband and Mobile Telephone services	<p>Support and strengthen existing broadband and mobile reception provision.</p> <p>Potential development of masts and electrical units.</p> <p>Strengthen Broadband infrastructure</p> <p>Reduction in car usage</p> <p>Potential for a small reduction in air pollution</p>	None identified.	River Wye (including the Lugg SAC).	<p>None, mitigation measures are included within the Core Strategy and ndp.</p> <p>Faster broadband speeds may provide work from home opportunities, thereby reducing the need to travel.</p>	No. This policy will also ensure communications infrastructure is strengthened for community use. Faster broadband speeds and better mobile reception may provide work from home opportunities, thereby reducing the need to travel.

Appendix 4

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

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

Conservation of Habitats and Species Regulations 2010 (d)

Neighbourhood Area:	Ashperton Neighbourhood Area
Parish Council:	Ashperton Parish Council
Neighbourhood Area Designation Date:	03/06/2015

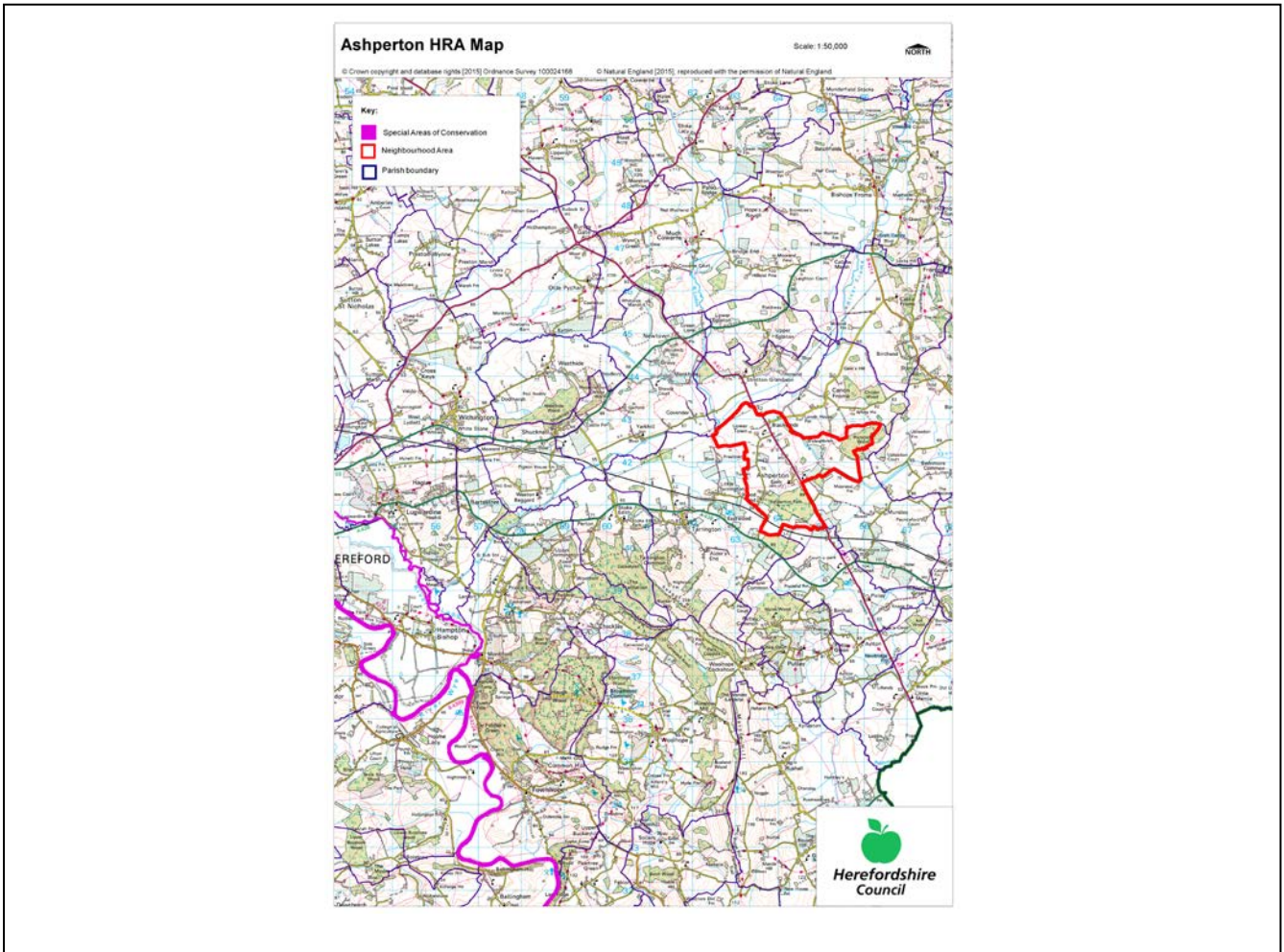
Introduction

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

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

HRA Initial Screening

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



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

Does the Neighbourhood Area have the River Wye (including the River Lugg) in or next to its boundary?	N	The River Wye/Lugg is 7.8km away from the Parish
Is the Neighbourhood Area in the hydrological catchment of the River Wye (including the River Lugg) SAC?	Y	The Parish is within the hydrological catchment of the River Frome.
If yes above, does the Neighbourhood Area have mains drainage to deal with foul sewage?	N	There is no mains drainage at Ashperton.

Downton Gorge SAC:

Is the Neighbourhood Area within 10km of Downton Gorge SAC?	N	Downton Gorge is 35.8km away from the Parish.
---	---	---

River Clun SAC:

Does the River Clun border the Neighbourhood Area	N	River Clun does not border the parish.
---	---	--

Wye Valley & Forest of Dean Bat Sites SAC:

Is the Neighbourhood Area within 10km of any of the individual sites that make up the Wye Valley & Forest of Dean Bat Sites?	N	Wye Valley and Forest of Dean Bat Sites are 20.4km away from the Parish.
--	---	--

Wye Valley Woodlands SAC:

Is the Neighbourhood Area within 10km of any of the individual sites that make up the Wye Valley Woodlands Site?	N	Wye Valley Woodlands are 26.2km away from the Parish.
--	---	---

HRA Conclusion:

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

European Site

(List only those which are relevant from above)

River Wye (including the River Lugg) SAC

Strategic Environmental Assessment Initial Screening for nature conservation landscape and heritage features

The following environmental features are within or in general proximity to the Ashperton Neighbourhood Area and would need to be taken into account within a Strategic Environmental Assessment. In addition, the NDP will also need to consider the other SEA topics set out in Guidance Note 9a to ensure that the plan does not cause adverse impacts.

SEA features	Within Neighbourhood Area		Bordering Neighbourhood Area	
	Total number	Name(s)	Total number	Name(s)
Ancient Woodland	2	Hansnett Wood; Ashperton Park.	3	Eastwood; Meephill Coppice; Whitfield Coppice.
Areas of Outstanding Natural Beauty (AONB)	0	-	0	-
Conservation Areas	0	-	0	-
Flood Areas	Flood Zones 2 & 3 in the very north of the Parish.			
Geoparks	0	-	0	-
Listed Buildings	There are numerous Listed Buildings within the Parish.			
Mineral Reserves	0	-	2	River Lodon, Monkhide to Yarkhill to Bartestee; Stretton Grandsion to Canon Frome to Bishops Frome
National Nature Reserve (NNR)	0	-	0	-
Nature Trails	0	-	0	-
Regionally Important Geological Sites (RIGS)	0	-	0	-
Registered Parks and Gardens	0	-	0	-
Scheduled Ancient Monuments (SAM)	1	Ashperton Court.	2	Roman Settlement; Roman Fort and outworks 550yds (500m) south west of Canon Frome Court.

Sites of Importance in Nature Conservation (SINCs)	0	-	0	-
Special Areas of Conservation (SAC)	0	-	0	-
Special Wildlife Sites (SWS)	4	Ashperton Park; Old canal at Ashperton; Hansnett Wood; River Frome.	5	Eastwood; Highlea Wood; Meephill Coppice & Childer Wood; Pond at Canon Frome Court; Woodland near Millend Cottage
Unregistered parks and gardens	1	Canon Frome Court.	3	Homend; Upleadon Court; Mainstone Court.
		SSSI Status		SSSI Status
Sites of Special Scientific Interest (SSSI)	0	-	1	Mains Wood Unfavourable Declining.

Decision Notification:

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

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

Assessment date: 05/05/2015

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."

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

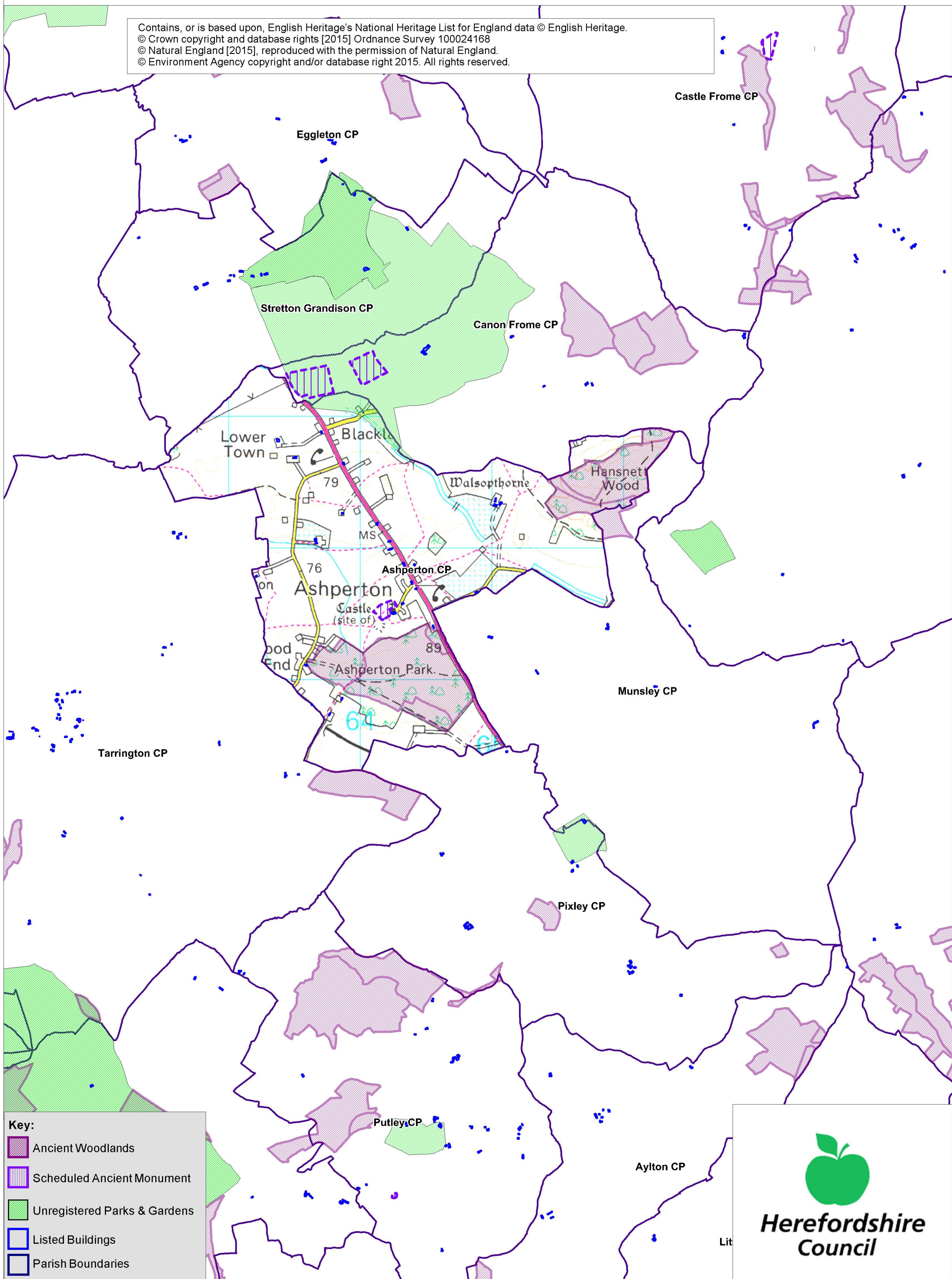
Vulnerability data: Lesser Horseshoe bats are known to migrate between 5km and 10km between their summer and winter roosts. The Lesser Horseshoe Bat is vulnerable to disturbance; light pollution; and habitat loss. Check with the planning ecologist for other issues. NDPs closest to the European Site will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

Ashperton SEA Map 1

Scale: 1:25,000



Contains, or is based upon, English Heritage's National Heritage List for England data © English Heritage.
© Crown copyright and database rights [2015] Ordnance Survey 100024168
© Natural England [2015], reproduced with the permission of Natural England.
© Environment Agency copyright and/or database right 2015. All rights reserved.



Key:

- Ancient Woodlands
- Scheduled Ancient Monument
- Unregistered Parks & Gardens
- Listed Buildings
- Parish Boundaries

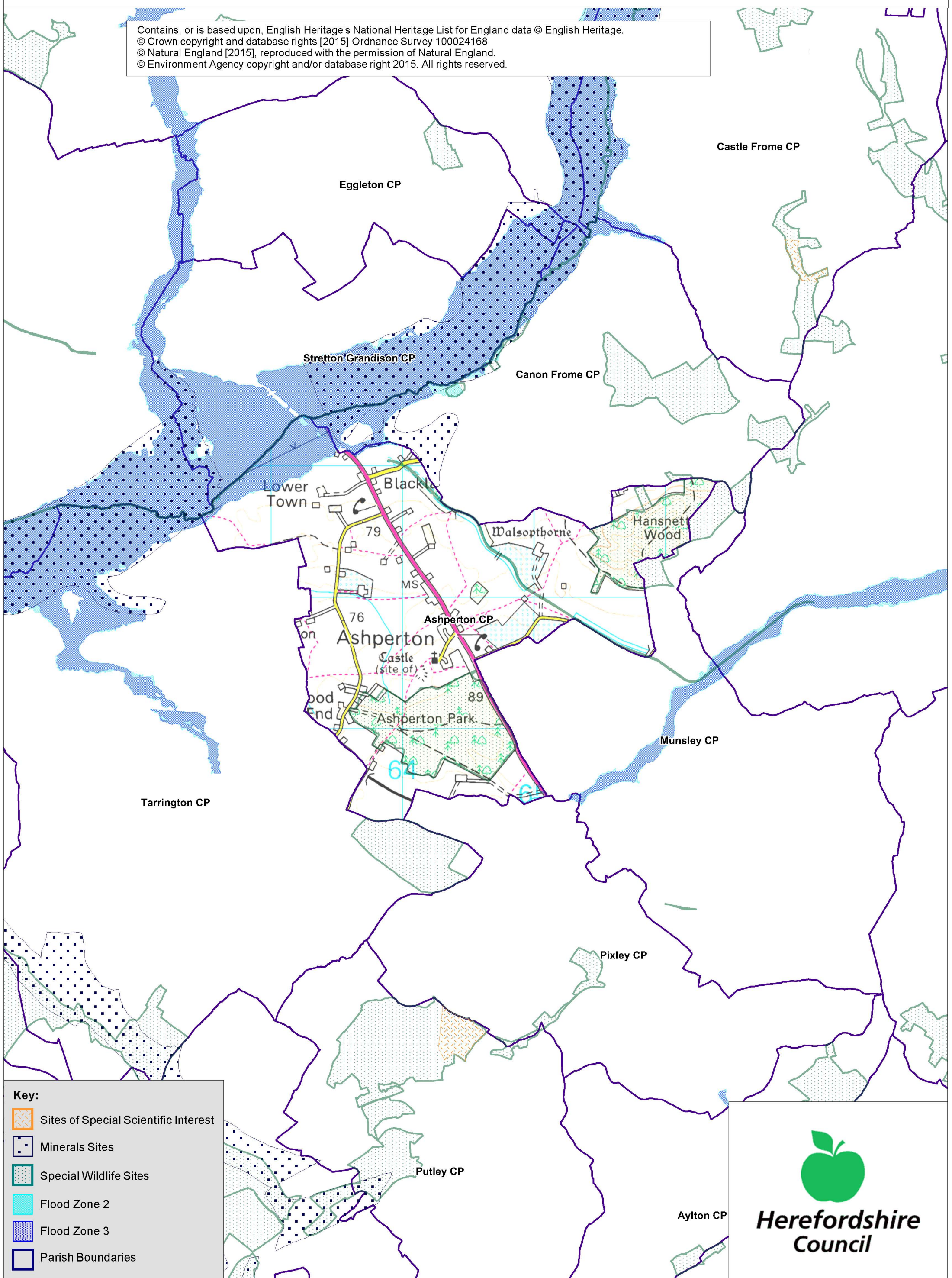
Herefordshire Council

Ashperton SEA Map 2

Scale: 1:25,000



Contains, or is based upon, English Heritage's National Heritage List for England data © English Heritage.
© Crown copyright and database rights [2015] Ordnance Survey 100024168
© Natural England [2015], reproduced with the permission of Natural England.
© Environment Agency copyright and/or database right 2015. All rights reserved.



Key:

- Sites of Special Scientific Interest
- Minerals Sites
- Special Wildlife Sites
- Flood Zone 2
- Flood Zone 3
- Parish Boundaries

**Herefordshire
Council**