

Habitats Regulations Assessment

Addendum Report for:

Shobdon Neighbourhood Area

May 2018



Contents

1.0	Introduction	1
2.0	Screening of the draft NDP (Reg14 – January 2016)	1
3.0	Summary of main findings to the amendments (Reg16 – first and second submission)	2
4.0	Summary of main findings following amendments (Reg14 following examination)	2
5.0	Conclusion	3
6.0	Next steps	3

Appendix 1: Revised screening of policy matrix (May 2018)

1.0 Introduction

- 1.1 To ensure that the requirements of the Habitats Directive and Regulations are met, it is necessary to consider the any changes to the Shobdon NDP through the HRA process.
- 1.2 The Shobdon NDP was subject to an independent examination in the autumn 2017: the examiner's report was received on 15 December 2017. The report concluded that the NDP did not meet the basic conditions as a full planning appraisal of the options and consistent assessments of the sites had not been undertaken. It concluded that the NDP would need to be subject to a further regulation 14 and regulation 16 consultation period to address this.
- 1.3 The purpose of this further HRA third Addendum Report is to detail the findings of the screening of the revised draft Shobdon NDP and consider if they significantly affect the conclusions of the earlier HRA Report (January 2016, November 2016 and June 2017).
- 1.4 The following policies have been amended since the previous submission document; Policy S1(b), S3(d), S4 (new site and criteria), S6(i), S8 (b and g), S9, S12 and S13. However, for ease of reference the whole plan has been rescreened rather than just to policies which have been amended since the examination.
- 1.5 This report outlines the each of the screening and modification stage assessments undertaken so far.

2.0 Screening of proposed modifications to the NDP

- 2.1 Regulation 102 of the Habitats Regulations 2010 requires that a Screening Assessment be undertaken, in order to identify the 'likely significant effects' of an NDP. Accordingly, a screening matrix was prepared and this determined the extent to which any of the policies in the Shobdon NDP would be likely to have a significant effect on the River Wye SAC and the Downton Gorge SAC.
- 2.2 The findings of the screening matrix can be found in Appendix 2 of that report.
- 2.3 The screening matrix took the approach of screening each policy and objective individually, which is consistent with current guidance. The results from the HRA Report for the Herefordshire Local Plan (Core Strategy) were also taken into consideration.
- 2.4 On the basis of assumptions and information contained within the Shobdon, Herefordshire Local Plan (Core Strategy) and the HRA for the Local Plan (Core Strategy), all of the NDP policies were found to be unlikely to result in significant effects on the Downton Gorge SAC or the River Wye SAC.
- 2.5 In many cases this was because the policies themselves would not result in development, i.e. they related instead to criteria for development. In several cases the policies also included measures to help support the natural environment including biodiversity. In addition, to conserve community facilities and heritage etc, and therefore no significant effect conclusion could be reached. These policies were considered to have the potential to mitigate some of the possible adverse effects arising from elsewhere within the plan.
- 2.6 For those policies concerning site allocations or that would result in development, it was concluded that there would not be an appreciable effect on the Downton Gorge SAC or the River Wye hydrological catchment. This was largely attributed to the location of the site allocations and the level of growth proposed would not exceed the proportional growth targets outlined in the Local Plan (Core Strategy).
- 2.7 It was also concluded that the Shobdon NDP will unlikely have any in-combination effects with any plans from neighbouring parishes, as no sites are allocated for development in these.
- 2.8 Therefore, it was concluded that the **draft Shobdon NDP will not have a likely significant effect on Downton Gorge SAC nor the River Wye SAC.**

2.9 The proposed amendments to the Draft NDP were screened to consider if they are likely to significantly affect the findings of the previous HRA Report, prepared in January 2016 and the main findings of this assessment are summarised below.

3.0 Summary of main findings (Reg16 first submission and re-submission)

3.1 The Submission NDP incorporates suggestions made by consultees during the Regulation 14 Draft Plan consultation, by adding clarity and emphasis throughout the document. Shobdon parish is situated within the River Lugg sub catchment (the River Lugg upstream of the confluence with the River Wye). The River Lugg section of the SAC (which is south of Leominster) is currently exceeding the phosphate target. The parish is 9.5km from Downton Gorge SAC.

3.2 No new policies have been introduced into the Submission NDP following the Regulation 14 Draft Plan consultation. However nine policies were amended, S2, S3, S4, S5, S7, S10, S11, S13 and S15. Objectives were subject to minor rewording, however this was not seen as significant to require rescreening.

3.3 The main change was made to policy S4 where 5 sites have been added to the policy wording which were originally within the reasoned justification to demonstrate potential delivery of housing numbers. These site were then assessed due to their inclusion within the policy.

3.4 The revisions to these policies were found to be unlikely to result in significant effects on Downton Gorge SAC nor the River Wye SAC, a conclusion of which is based on assumptions and information contained within the Shobdon NDP, the Herefordshire Local Plan (Core Strategy) and the HRA for the Local Plan (Core Strategy).

3.5 Following the requirement to re-evaluate the delivery potential of site allocations within the submission NDP, the re-submitted plan has amendments made to the settlement boundary and the site allocations within Policy S4.

3.6 The main changes here was the adjustments of the settlement boundary to the south of the village to reduce potential windfall development, acknowledgement of sites which have planning permission and the inclusion of an additional site 'Land to the east of the Paddocks'

3.7 The revisions to these policies were found to be unlikely to result in significant effects on Downton Gorge SAC nor the River Wye SAC, a conclusion of which is based on assumptions and information contained within the Shobdon NDP, the Herefordshire Local Plan (Core Strategy) and the HRA for the Local Plan (Core Strategy).

4.0 Summary of main finding (Second Reg14 following examination)

4.1 The Shobdon NDP was subject to an independent examination in the autumn 2017. The examiner's report was received on 15 December 2017. The report concluded that the NDP did not meet the basic conditions as a full planning appraisal of the options and consistent assessments of the sites had not been undertaken. It concluded that the NDP would need to be subject to a further regulation 14 and regulation 16 consultation period to address this.

4.2 Therefore, the NDP is now subject to a further regulation 14 consultation and the policies and options have been subject to a further HRA assessment.

4.3 Amendments to the redrafted NDP include policies S1, S3, S4, S6, S8, S9, S12 and S13. A site has also been removed and a further one added from those previously examined. In order to make the assessment comprehensive, the whole plan has been reassessed.

4.4 Following a further housing assessment, the housing allocations within the village have been amended. These is to take account of planning permissions which have been granted whilst the NDP is in progress. The redrafted plan now contains three sites which have been assessed within this HRA (sites which were previously considered were assessed within earlier versions of the HRA). Many of these sites are now reflected within the commitments.

The three sites included within the plan are considered unlikely to have a significant effect on the Downton Gorge SAC nor the River Wye SAC.

- 4.5 The revisions to these policies have been found to be unlikely to result in significant effects on Downton Gorge SAC nor the River Wye SAC, a conclusion of which is based on assumptions and information contained within the Shobdon NDP, the Herefordshire Local Plan (Core Strategy) and the HRA for the Local Plan (Core Strategy).
- 4.5 For those policies concerning site allocations or that would result in development, it was concluded that there would not be an appreciable effect on the Downton Gorge SAC or the River Wye hydrological catchment. This was largely attributed to the location of the site allocations and the level of growth proposed would not exceed the proportional growth targets outlined in the Local Plan (Core Strategy).

5.0 Conclusion

- 5.1 With reference to section 4 above, the amendments to the NDP are not considered to affect the findings of the previous HRA reports.
- 5.2 Therefore the earlier conclusion that the **re-draft Shobdon NDP will not have a likely significant effect on Downton Gorge SAC nor River Wye SAC** remains valid.

6.0 Next steps

- 6.1 This third Addendum Report will be published alongside both the Rge14 draft NDP and earlier HRA Reports for consultation. Any changes to the plan that arise from this consultation will be subject to further screening, in order to consider their impact on protected sites.

Appendix 1

NDP policies	HRA Screening of revised NDP policies at second Reg14 draft following examination				
	Likely activities (operations) to result as a consequence of the objective/option/policy	Likely effect if objective/option/policy implemented. Could they have Likely Significant Effects (LSE) on European Sites?	European Sites potentially affected	Mitigation measures to be considered, as necessary, through redraft of objective/policy and to be considered as part of Appropriate Assessment	Could the policy have likely significant effects on European sites (taking mitigation into account?)
Policy S1: Promoting a Sustainable Community	Promotion of sustainable design Road safety improvement	No significant impact on the River Wye SAC and Downton Gorge SAC	River Wye (including the River Lugg) SAC Downton Gorge SAC	This policy will help mitigate potential environmental impacts caused by development.	No. This objective will help will not result in any development.
Policy S2: Development Strategy	Development in line with proportional growth in line with Policy RA2 of the Local Plan (Core Strategy). New homes will be created in Shobdon. Construction traffic may create noise and disruption.	Unlikely that there will be any significant effects on the European Site. Potential detrimental effects would be mitigated with the policies within the Core Strategy and by NDP policy	River Wye (including the River Lugg) SAC Downton Gorge SAC	It is unlikely that this policy will have a significant impact on both SACs. As any potential impact will be mitigated by policies in the Core Strategy and NDP policy S13 and S14.	No. Scale and extent of such development is unlikely to be significant
Policy S3: Highways and Transport Infrastructure	Promotion of safe access onto highway Promotion of adequate car parking Promotion of highway safety	Safer roads Decrease vehicle speed	River Wye (including the River Lugg) SAC Downton Gorge SAC	It is unlikely that this policy will have a significant impact on either SACs.	No. The policy would itself not lead to development; instead it relates to criteria for highways and transport infrastructure.

	Cap on street lights				
Policy S4: Meeting Housing Needs within Shobdon Village	Housing development Increased vehicle traffic Increased demand for depending upon location of development River Wye SAC	Increase on water and sewerage usage within the catchment area	River Wye (including the River Lugg) SAC Downton Gorge SAC	No. This policy highlights the number of houses to be developed in line with the Core Strategy. Sites are now included within the policy to add certainty	No. The policy would itself not lead to development; instead it relates to criteria for meeting housing needs within Shobdon village.
Site 5 - Land to the west of the Paddocks	Small scale housing development within the settlement boundary of Shobdon	Increase on water and sewerage usage within the catchment area	River Wye (including the River Lugg) SAC Downton Gorge SAC	Ensure main connection into the sewerage system.	No, this will lead to small scale development.
Site 6/6a - Land to the east of the Paddocks	Small scale housing development within the settlement boundary of Shobdon	Increase on water and sewerage usage within the catchment area	River Wye (including the River Lugg) SAC Downton Gorge SAC	Ensure main connection into the sewerage system.	No, this will lead to small scale development.
Site 12 – part field to the south of Bar Meadow	Small scale housing development within the settlement boundary of Shobdon	Increase on water and sewerage usage within the catchment area	River Wye (including the River Lugg) SAC Downton Gorge SAC	Ensure main connection into the sewerage system.	No, this will lead to small scale development.
Policy S5: Provision of Affordable Housing	Stipulates affordable housing criteria	No significant impact on the River Wye SAC or Downton Gorge SAC.	N/A	It is unlikely that this policy will have a significant impact on both SACs.	No. The policy would itself not lead to development; instead it relates to criteria for development, i.e. the overall housing development, the

					effects of which are assessed separately under other policies.
Policy S6 – Design Criteria for Residential Development	Sets out design criteria for residential development	No significant impact on the River Wye SAC or Downton Gorge SAC.	N/A	N/A	No. The policy would itself not lead to development; instead it relates to design criteria for Development.
Policy S7: Supporting Local Business	Enhancement of employment land around Shobdon Airfield is encouraged.	N/A	N/A	It is unlikely that this policy will have a significant impact on both SACs.	No. The policy would itself not lead to development; instead it relates to support and promote local business that results in sustainable growth.
Policy S8: Renewable and Low Carbon Energy	Development of renewable energy infrastructure	No likely significant effect on the River Wye SAC	N/A	N/A	No. The policy would itself not lead to development; instead it relates to support and promotion of domestic renewable energy and small scale low carbon proposals.
Policy S9: Surface and Foul Water Drainage	Safeguard against surface water flooding in new development	No likely significant effect on the River Wye SAC	N/A	This policy will help mitigate potential impacts caused from new development on	No. The policy would itself not lead to development; instead it relates to

	Upgrading sewer works Utilise of SUDs			surface water flooding, sewer capacity and infrastructure.	safeguarding new development against flooding and over capacities in sewerage.
Policy S10: Accessibility to Community Facilities	Facilitating better access to community facilities	No likely significant effect on the River Wye SAC	N/A	N/A	No. The policy would itself not lead to development; instead it relates to criteria for community facility development.
Policy S11: Broadband Infrastructure	Policy to support proposals for creating or improving the broadband infrastructure along with necessary conditions.	No likely significant effect on the River Wye SAC	River Wye (including the River Lugg) SAC Downton Gorge SAC	N/A	N/A
Policy S12: Protection and Provision of Open Space	Protection and enhancement of Open Spaces within Shobdon Greenspace protected	No likely significant effect on the River Wye SAC	River Wye (including the River Lugg) SAC Downton Gorge SAC	N/A	No. This policy is criteria based policy regarding open space which would not lead to development itself.
Policy S13: Retaining the Natural Environment and Landscape	Protection and enhancement of natural environment	No likely significant effect on the River Wye SAC	River Wye (including the River Lugg) SAC Downton Gorge SAC	This policy will help mitigate potential environmental impacts caused by development.	No. This policy is a criteria based policy which would not lead to development and will help safeguard against any detrimental impact derived from new development.
Policy S14: Protecting local heritage	Protection of local	No likely significant effect on	River Wye (including the River	n/a	No, this policy is criteria based policy

	heritage	the River Wye SAC	Lugg) SAC Downton Gorge SAC		regarding heritage.
--	----------	-------------------	-----------------------------------	--	---------------------

Other site options

Site 1 – Land to the west of The old Power Station	Small scale housing development outside the settlement boundary of Shobdon	Increase on water and sewerage usage within the catchment area	River Wye (including the River Lugg) SAC Downton Gorge SAC	Ensure main connection into the sewerage system.	No, this will lead to small scale development.
Site 2 – Land to the East of the Old Gymnasium	Small scale housing development outside the settlement boundary of Shobdon	Increase on water and sewerage usage within the catchment area	River Wye (including the River Lugg) SAC Downton Gorge SAC	Ensure main connection into the sewerage system.	No, this will lead to small scale development.
Site 3/3a – Land to the south of Bateman Close	Small scale housing development within the settlement boundary of Shobdon	Increase on water and sewerage usage within the catchment area	River Wye (including the River Lugg) SAC Downton Gorge SAC	Ensure main connection into the sewerage system.	No, this will lead to small scale development.
Site 4 – Land to the north – west end of The Grove	Small scale housing development within the settlement boundary of Shobdon	Increase on water and sewerage usage within the catchment area	River Wye (including the River Lugg) SAC Downton Gorge	Ensure main connection into the sewerage system.	No, this will lead to small scale development.

			SAC		
Site 7 – Land to the north of Moor Meadow, at Hillhampton Farm	Site now has planning permission				
Site 8 – Land to the west of Wildflower House	Small scale housing development outside the settlement boundary of Shobdon	Increase on water and sewerage usage within the catchment area	River Wye (including the River Lugg) SAC Downton Gorge SAC	Ensure main connection into the sewerage system.	No, this will lead to small scale development.
Site 9 – Land to south of New Cottages	Site now has planning permission				
Site 10 /10a – Land to the south of Roseville Terrace	Small scale housing development within the settlement boundary of Shobdon	Increase on water and sewerage usage within the catchment area	River Wye (including the River Lugg) SAC Downton Gorge SAC	Ensure main connection into the sewerage system.	No, this will lead to small scale development.
Site 11 – Land to the east of Shobdon Primary school	Small scale housing development within the settlement boundary of Shobdon	Increase on water and sewerage usage within the catchment area	River Wye (including the River Lugg) SAC Downton Gorge SAC	Ensure main connection into the sewerage system.	No, this will lead to small scale development.
Site 13 – Orchard to the south of The Grove	Small scale housing development outside the settlement boundary of Shobdon	Increase on water and sewerage usage within the catchment area	River Wye (including the River Lugg) SAC Downton Gorge SAC	Ensure main connection into the sewerage system.	No, this will lead to small scale development.