

Habitats Regulations Assessment

Final Report for:

Much Marcle Neighbourhood Area

July 2018



Much Marcle 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 Much Marcle Neighbourhood Plan**
- 6 Screening Assessments of the NDP at Reg14, Reg16, 2nd Reg16**
- 7 Assessment of the 'likely significant effects' of the final Much Marcle Plan NDP**
Table 1 - Colour coding key for Matrix
- 8 Conclusions from the Screening Matrix**
- 9 Identification of other plans and projects which may have 'in-combination' effects**
- 10 Conclusion**
- 11 Next steps**

Appendix 1 – Initial screening report August 2013

Appendix 2 – List of options assessed

Appendix 3 – Full Screening Matrix of final policies

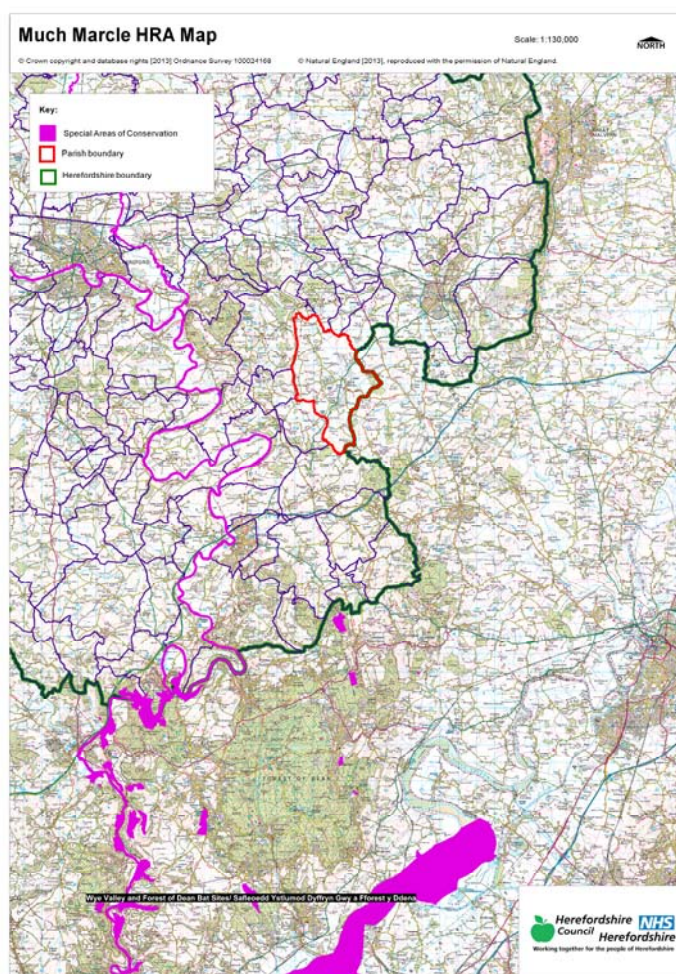
Appendix 4 – Feedback on Habitat Regulation Assessment Report consultation (November 2016)

Appendix 5 – Feedback on Habitat Regulation Assessment Report consultation (December 2017)

Appendix 6 – Examiners recommendations (May 2018)

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 Much Marcle Parish Council has produced a Neighbourhood Development Plan for Much Marcle parish, in order to set out the vision, objectives and policies for the development of the Parish up to 2031. This HRA reviews the final Much Marcle Plan (May 2018).
- 1.3 The NDP is a mix of criteria based policies and has site allocations within the settlements of Much Marcle and Rushall collectively with Kynaston. 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.
- 1.4 This requires a high level screening assessment should be read in combination with the Herefordshire publication of the Local Plan-Core Strategy Habitat Regulations Assessment Report (August 2013) and ensures that there will not be any significant impacts upon Natura 2000 sites.
- 1.5 The map below shows Much Marcle 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, Much Marcle 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.
- 2.5 Herefordshire Council is aware of the recent judgement (People over Wind, Peter Sweetman vs Coillte). The Court of Justice of the European Union (CJEU) ruled that Article 6(3) of the Habitats Directive must be interpreted as meaning that mitigation measures should be assessed within the framework of an appropriate assessment and that it is not permissible to take account of measures intended to avoid or reduce the harmful effects of the plan on a European site at the screening stage. The initial screening undertaken in August 2013 and concluded that a full HRA would be required. Mitigation was not taken into account at this stage.
- 2.6 The purpose of this final HRA Report is to detail the findings of the screening of proposed changes to policies and consider if they significantly affect the conclusions of the earlier HRA Report (November 2016, December 2017 and May 2018) and reviewed in terms of the implications of *Sweetman*.

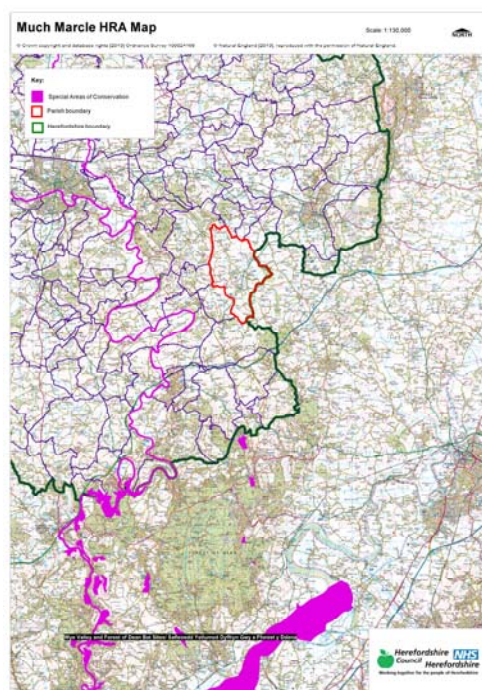
3 Methodology

- 3.1 As the Much Marcle 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 (08/08/13) found that the Much Marcle Parish is 9.1 km from the Wye Valley and Forest of Dean Bat sites. Therefore Much Marcle NDP area falls within the 10km catchment area of the Wye Valley & Forest of Dean Bat Sites SAC. Figure 2 below highlights the location of the Wye Valley and Forest of Dean Bat sites in relation to the neighbourhood area.



- 4.2 There is also a duty under the EU Habitats Directive to ensure that proposals for growth do not adversely affect habitats and biodiversity. This directive promotes to maintain, restore and enhance natural habitats and wild species within the protected sites.

Site integrity of the Wye Valley and Forest of Dean Bat Sites SAC

- 4.3 The Greater Horseshoe Bat and Lesser Horseshoe bat feature within the Wye Valley and Forest of Dean Bat Sites. The Greater Horseshoe Bat are known to migrate between 20-30km between their summer and winter roosts whereas the Lesser Horseshoe migrate 5km and 10km between their summer and winter roosts. The Lesser Horseshoe Bat is vulnerable to disturbance, noise and vibration, light pollution and habitat lost. NDPs sites within 10 km of the Wye Valley and Forest of Dean Bat Sites will need to consider development impact to these species and their habitats.
- 4.4 The issues associated with maintaining the sites integrity include impact of development result in changes in landscape and townscape. As outlined within the Habitat Regulation Assessment to the Herefordshire Core Strategy, impact on European Sites is dependent on scale and proximity to the European sites.
- 4.5 In relation to impact on Biodiversity and important species, Policy LD2 of the Herefordshire Core Strategy indicates that any development should conserve, restore and enhance biodiversity and geodiversity assets of Herefordshire. Development within close proximity to internationally and local designated sites will need to incorporate sympathetic design components to enhance their nature conservation interests. The Much Marcle Neighbourhood Plan has designed in policies for new development to direct, indirect and cumulative impacts on the Wye Valley and Forest of Dean Bat Sites SAC. This should ensure that developments within the SAC would not be likely to have a significant effect upon the Wye Valley and Forest of Dean Bat Sites SAC.
- 4.6 For full details of the Wye Valley and Forest of Dean Bat Sites attributes which contribute to and define their integrity and vulnerable data see Appendix 1 of the Much Marcle Initial Screening Report. The Initial Screening Report, August 2013, can be found in Appendix 1 of this HRA report.
- 4.7 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 Much Marcle Neighbourhood Plan may affect site integrity.
- 4.8 The initial screening assessment indicated that a full screening assessment is required to assessment the likelihood of significant effects on the Wye Valley and Forest of Dean Bat Sites of the policies within the Much Marcle NDP. For full details of the Wye Valley & Forest of Dean Bat Sites SAC attributes which contribute to and define their integrity and vulnerable data see Appendix 1 of the Much Marcle Plan Initial Screening Report. The Initial Screening Report, August 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 Much Marcle Plan Neighbourhood Plan may affect site integrity.
- 4.9 The initial options for the NDP were assessed to determine their environmental impact that could affect the Wye Valley & Forest of Dean Bat Sites SAC. Overall the majority of the options proposing any growth appear to depend on location and scale in relation to environmental impact. However the Much Marcle site options listed are all on a small scale and located away from the confirmed and probable roosts of the Greater and Lesser Horseshoe bats within the SAC, as identified in the study of Greater and Lesser Horseshoe Bats in south Herefordshire 2010. The scale and location of identified sites in combination with the impact alleviation polices in the NDP is unlikely to have an insignificant 'de Minimis' impact on the SAC sites.

- 4.10 As Much Marcle Plan progresses from options onto their NDP policies, the Plan will need to identify ways in which the least effect on the Wye Valley & Forest of Dean Bat Sites SAC could be achieved, alongside taking forward the preferred options from the consultation from the community. If a majority of these options are taken forward either as standalone policies or in combination with other policies then the mitigation from these options will help to counter balance the effect of all new development within the Parish. A list of the options and site options assessed can be found in Appendix 1, and the Assessment matrix for the options can be found Appendix 2.

5 Description of the Much Marcle Plan Neighbourhood Plan

- 5.1 The Much Marcle Plan presents detailed policies for development in the Neighbourhood Area, which is equivalent to the group parish boundary, up to 2031. The first part of the Plan introduces the Plan and its preparation and discusses the background to each of the villages.
- 5.2 The NDP then details the vision for the Group Parish over the Plan period and fourteen objectives of how this will be achieved. The 14 objectives cover the following topics:

Sustainable Development

Housing

Employment and Economy

Built Environment, Heritage and Historic Assets

Community Sport and Leisure

Natural Environment

Transport and Infrastructure

- 5.3 The initial options for the NDP (refer to appendix 2) were assessed to determine their Environmental impact that could affect the Wye Valley & Forest of Dean Bat Sites SAC. Of the six options put forward the 'no NDP / do nothing' option was not considered viable for the Parish.

The remaining five options of

- To define a new settlement boundary allowing for some limited new development
- To allocate specific sites within the new boundary to direct development to preferred locations.
- To dispense with a boundary and not identify specific sites but to rely on criteria based policies to control development guided by the comments received on preferred sites.
- To create a new settlement boundary and allocate sites within it
- To control development through criteria based policies Allocate sites for housing

All of which indicated towards growth however all the options would be seeking to provide proportional growth in line with the Core strategy and are therefore unlikely to have a significant impact on the Wye Valley and Forest of Dean SAC.

- 5.4 As Much Marcle Neighbourhood Plan progressed from options to draft NDP policies, the Plan needed to identify ways in which the least effect on the Wye Valley & Forest of Dean Bat Sites SAC could be achieved, alongside taking forward the preferred option from the consultation from the community. A list of the options assessed can be found in previous HRA assessments, and the Assessment matrix for the options can be found HRA November 2016 version.
- 5.5 From the parish choosing the option to allocate sites and settlement boundary in Much Marcle, Kynaston and Rushall. Further 47 Site options were considered (The full screening of options can be found in appendix 3). Seven sites, 4 in Rushall and Kynaston and 3 in Much Marcle were deemed the most suitable.

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

+

Rushall and Kynaston (10 dwellings on 4 sites)

Old Chapel Site (5)

Land at Stoney House farm (1)

Land and barns around Gatchapin (2)

Land adjacent to no 10 Orchard View (2)

Much Marcle (6 dwellings on 3 sites)

Land adj to Audley farm

Plot between Hardwick Oaks and Audley Cottage

Land beside Glebe Orchard

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

- **Policy SD1-Sustainable Development**
- **Policy SD2-Renewable Energy**
- **Policy HO1-Delivery of High quality Housing**
- **Policy HO2-Housing Infill**
- **Policy HO3-Housing sites within settlement boundaries**
- **Policy HO4-Housing sites outside Much Marcle settlement boundaries**
- **Policy HO5-Windfall building conversions**
- **Policy EM1-Employment and Economy**
- **Policy EM2-Business Premises**
- **Policy NE1-Landscape**
- **Policy NE2-Biodiversity**
- **Policy CS1-Community Facilities**
- **Policy CS2 -Loss of Community Facilities**
- **Policy CS3-Local Green Spaces**

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 final submission publication of the Herefordshire Local Plan – Core Strategy Habitats Regulations Assessment (Oct 2015). 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.

Screening of the draft plan (Reg14)

6.3 The screening matrix took the approach of screening each policy and objective individually, which is consistent with current guidance. The results from the HRA reports for the Herefordshire Local Plan (Core Strategy) were also taken into consideration.

- 6.4 None of the Much Marcle NDP objectives and policies (November 2016) were concluded to be likely to have a significant effect on the European site. Although Much Marcle falls within the Wye valley and Forest of Dean Bat sites SAC, the parish is located several miles from the confirmed and probable roosts of the Greater and Lesser Horseshoe bats. Neighbourhood Plan policies NE1 and NE2 together with Policy LD2 of the Core Strategy will ensure that development can only occur if these policy requirements are met.
- 6.5 In many cases this is 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.
- 6.6 It is unlikely that the Much Marcle Neighbourhood Plan will have any in-combination effects with any Plans from neighbouring parish council due to the level of growth proposed is of the same that is proposed for the Ross on Wye Housing Market Area in the Herefordshire Core Strategy
- 6.7 Therefore it was concluded that the **Reg14 Much Marcle NDP would not have a likely significant effect on the Wye Valley and Forest of Dean Bat sites SAC.**

Screening of modifications to NDP (Reg16)

- 6.8 The Submission NDP (December 2017) incorporates additional policy criteria or wording to add clarity and emphasis throughout the document. The proposed amendments to the Draft NDP have been relabelling of all of the policy names minor wording changes to several Policies within the NDP. H03 (previously MM5), H04 (previously MM3) have added parts to the policy so were re screened. Site identified in Much Marcle have changed from 13 dwellings in 8 sites to 6 dwellings on 3 sites. Rushall and Kynaston had 11 dwellings on 6 sites this has been reduced to 10 dwellings on 4 sites.
- 6.9 Additional policies have been added H05 Exception Sites and H06 Windfall building conversions, these have expanded on points that have previously been mentioned in policy MM3. The amended policies and new policies were rescreened and screened in the screening assessments, overall there were no significant effects. Therefore conclusion is the same as the findings of the previous HRA Report, prepared in November 2016.
- 6.10 Modifications made to other policies of the plan are considered to be minor and would not have a significant effect on the results previously assessed. These were points of clarity and minor word changes.
- 6.11 The revised NDP policies are therefore unlikely to result in significant effects on the European site.
- 7 Assessment of the 'likely significant effects' of the final Much Marcle NDP (May 2018) - Rescreening following examination (May 2018) and implications of Sweetman case**
- 7.1 The final NDP incorporates the modifications that the examiner has recommended within the examiner's report. These changes are to ensure that the plan meets the Basic Conditions.

- 7.2 No new policies have been added following the examination, this has not added any new information that but has amalgamated a number of criteria deleted from other policies. Most of the amendments have involved wording changes for clarity rather than emphasis or direction. However there have been some minor word changes to the policies. The main changes have occurred to Policy HO4 and EM2.
- 7.3 In light of the *Sweetman* case all policies have been reviewed to ensure compliance with the ruling. The finding can be found in appendix 3.
- 7.4 The findings of the screening matrix can be found in the Screening Matrix in the appendix. 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

- 7.5 Following the recent *Sweetman* judgement, it is not permissible to take account of measure intended to avoid or reduce the harmful effects of the plan on the Wye Valley and Forest of Dean Bat sites SAC at this final screening stage. Any likely significant effects would require an Appropriate Assessment to be required.

8 Conclusions from the Screening Matrix

- 8.1 None of the final Much Marcle Plan (May 2018) policies and sites were concluded to be likely to have a significant effect on the Wye Valley & Forest of Dean Bat Sites SAC. Based on assumptions and information contained within the Much Marcle 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 Wye Valley & Forest of Dean Bat Sites 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 conservation measures to ensure there is no likely impact on the SAC. The scale of sites proposed are of a very small scale and away from the identified winter and summer bat roosting sites. Therefore no significant effect conclusion could be reached. However further assessment of bat impact can be determined further at planning application stage.
- 8.3 The plan allocates settlement boundaries and sites for development; within the settlement of Much Marcle, Rushall and Kynaston. Within the settlement area there appears to be enough capacity within the identified settlements along with the 7 sites to meet and potentially exceed the target housing growth.
- 8.4 Commitments and completions from April 2011- April 2017 are currently 19 dwellings within the parish of Much Marcle. This leaves a residual figure of 22 for Much Marcle parish. Along with development from infill, commitments, completions and windfall to meet the housing target of 41 from 2011 to 2031.
- 8.5 It is unlikely that the Much Marcle 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 Ross on Wye 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 Much Marcle Plan will not have a likely significant effect on the Wye Valley & Forest of Dean Bat Sites SAC.**

- 11.7 Any further amendments to policies post adoption will be rescreened if required and a addendum to this report will be produced.

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

- 9.1 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 publication of the Herefordshire Local Plan Core Strategy Habitats Regulations Assessment (Oct 2015).
- 9.2 It is seen that as this NDP does not go over and beyond the requirements set out in the Core Strategy.
- 9.3 Adjacent neighbourhood plans include Putley, Pixley and District Group, Woolhope, How Caple Sollers Hope, Yatton and Upton Bishop are all in the process of drafting their plans. Putley and How Caple Sollers Hope and Yatton are at examination stage. These plans have not gone over and beyond the requirements set out within the Core Strategy for their area.
- 9.4 It is unlikely that the Much Marcle 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 Ross on Wye Housing Market Area in the Herefordshire Core Strategy.

10.0 Conclusion

- 10.1 With reference to sections 6 to 9 above, the modifications to the NDP are not considered to affect the findings of the previous HRA report. Equally the review in light of the *Sweetman* case are also not considered to affect the previous findings.
- 10.2 Therefore the earlier conclusions that the **Much Marcle NDP will not have a likely significant effect on the Wye Valley and Forest of Dean Bat sites SAC** remains valid.

11.0 Next steps

- 11.1 This final Report will be published alongside the final Much Marcle NDP and the earlier HRA Report and its addendum. This will be subject to a consultation with the statutory bodies prior to the final adoption/making of the Much Marcle NDP.

Appendix 1

**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)

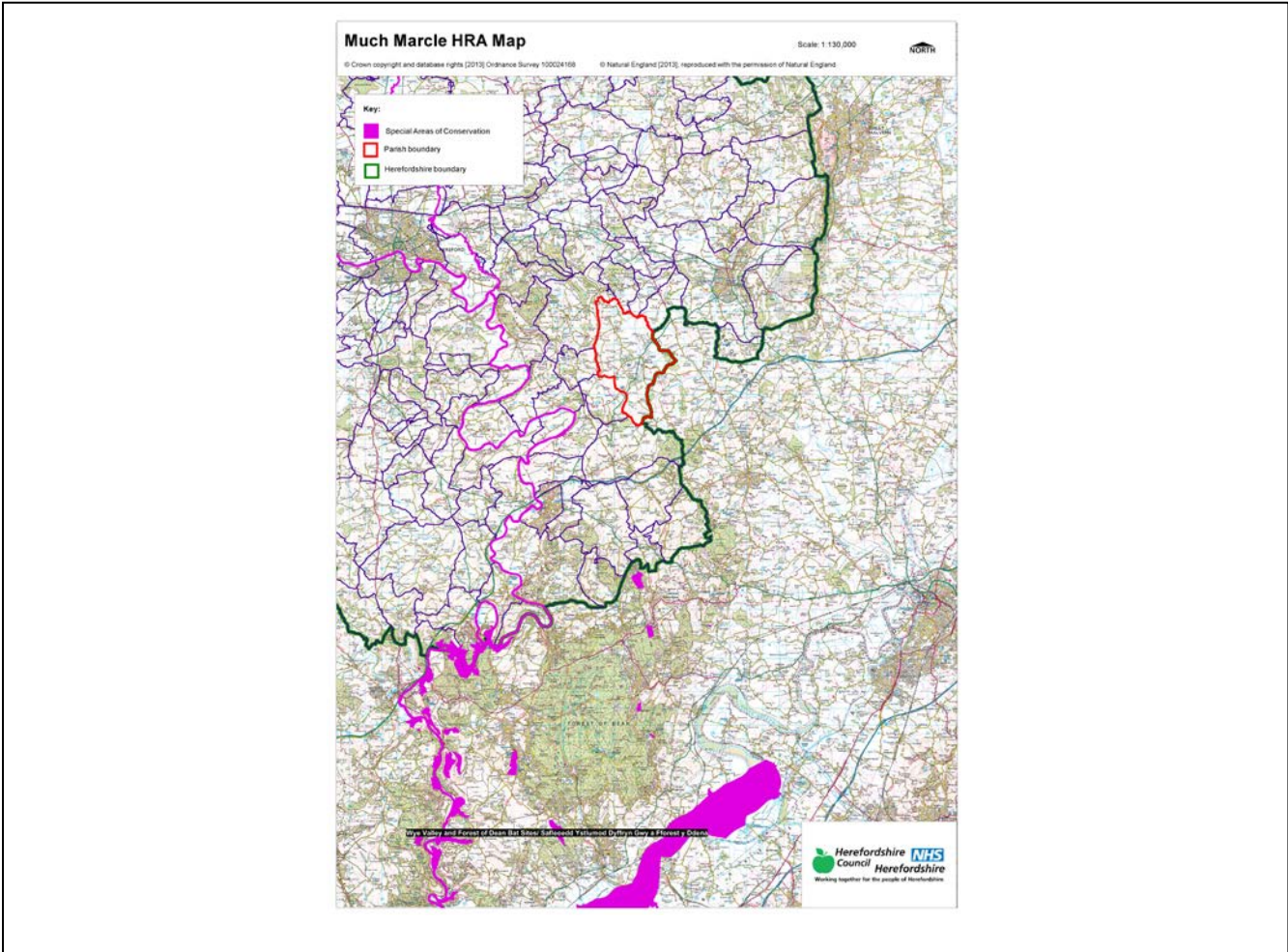
Neighbourhood Area:	Much Marcle Neighbourhood Area
Parish Council:	Much Marcle Parish Council
Neighbourhood Area Designation Date:	11 th September 2013

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?	N	The River Wye is 2.8km away from the Parish
Is the Neighbourhood Area in the hydrological catchment of the River Wye (including the River Lugg) SAC?	N	The Parish is not within the hydrological catchment of the River Wye
If yes above, does the Neighbourhood Area have mains drainage to deal with foul sewage?	N/A	Not applicable

Downton Gorge SAC:

Is the Neighbourhood Area within 10km of Downton Gorge SAC?	N	Downton Gorge is 41.5km away from the 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 Parish
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Usk Bat Sites SAC:

Is the Neighbourhood Area within 10km of the SAC boundary?	N	Usk Bat Sites are 47.2km away from the Parish
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Wye Valley & Forest of Dean Bat Sites SAC:

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

Is the Neighbourhood Area within 10km of any of the individual sites that make up the Wye Valley Woodlands Site?	N	The Parish is 18.2km away from the Wye Valley Woodlands
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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 Much Marcle Neighbourhood Area and a Full HRA Screening will be required.

European Site

(List only those which are relevant from above)

Wye Valley & Forest of Dean Bat Sites 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 Much Marcle 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 Parish	N
Ancient Woodland	17	Coldbrough Park (border); Stone Redding/Yewtree Coppice (border); Hall Wood; Millpound Coppice (border); Green Hill Coppice; Beans Butt Wood (border); Busland and Jones's Woods (border); Knowle Wood x2 (border); Lyndalls and Wittlebury Woods (border); Haind Park Wood/Allums Grove (border); Yatton Wood (border); Nurdens Wood/Canwood Knoll (border); Park Coppice (border); Priggles Wood (border); Rock Cottage Wood (border); Long Wood (border)	Y
Areas of Archaeological Interest	0	There are no AAls within the Parish	N
Areas of Outstanding Natural Beauty	1	Wye Valley AONB runs close to the western border of the Parish	Y
Conservation Areas	1	Much Marcle village is a Conservation Area	Y
European Sites	0	There are no SACs within the Parish	N
Flood Areas		Flood Zones 2 and 3 flow through the Parish from the north near Kynaston down through Much Marcle village then to the west and exits the Parish by Lyne Down	Y
Listed Buildings	Numerous	There are numerous Listed Buildings scattered throughout the Parish	Y
Local Sites (SWS/SINCS/RIGS)	13 (SWS)	Coldbrough Park (border); Field north west of Bridges Farm; Hall Wood and adjoining meadow; Lower walton road cutting; Rushall road cutting; Woodlands on the western slope of Marcle Hill (border); Fields at Woolhope Cockshoot (border); Woodlands along Marcle Hill and Ridge Hill; Woodlands near Canwood Knoll (border); Putley Common and surrounding woodlands (border); Lyndalls and Wittlebury Woods (border); Yeld Wood (border); Yatton Wood (border)	Y
Long distance footpaths/trails	2	Herefordshire Trail; Three Choirs Way	Y
Mineral Reserves	5	Dean's Place to New House Farm, Yatton; Green Hill Coppice to Hoppers Oak to Hoar Wood to Newbury Lodge, Yatton; Perton Quarry to Sheepcote Hill	Y

		to Woolhope Cockshoot (border); The Plantation to Devereux Park to Winslow Mill to Busland Wood to Sapness House (border); Sollars Hope to Wittlebury Farm to Foxhalls (border)	
National Nature Reserve	0	There are no NNRs within the Parish	N
Registered & Unregistered parks and gardens	1 registered 4 Unregistered	Registered: Homme House Unregistered: Hellens; Hall Court, Kynaston; Devereux Park (border); Putley Court (border)	Y
Scheduled Ancient Monuments	3	Churchyard Cross, St Bartolemews Church; Mortimer Castle north and east of St Bartholemews Church (border); Roman Villa east of The Rectory (border)	Y
Sites of Special Scientific Interest	2	Hall Wood (Unfavourable Recovering); Orchid Bank, Winslow Mill (Favourable) (border); Birch Wood (border); Kempley Daffodil Meadows (Favourable) (border)	Y

Decision Notification:

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

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

Assessment date: 08/08/2013

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.

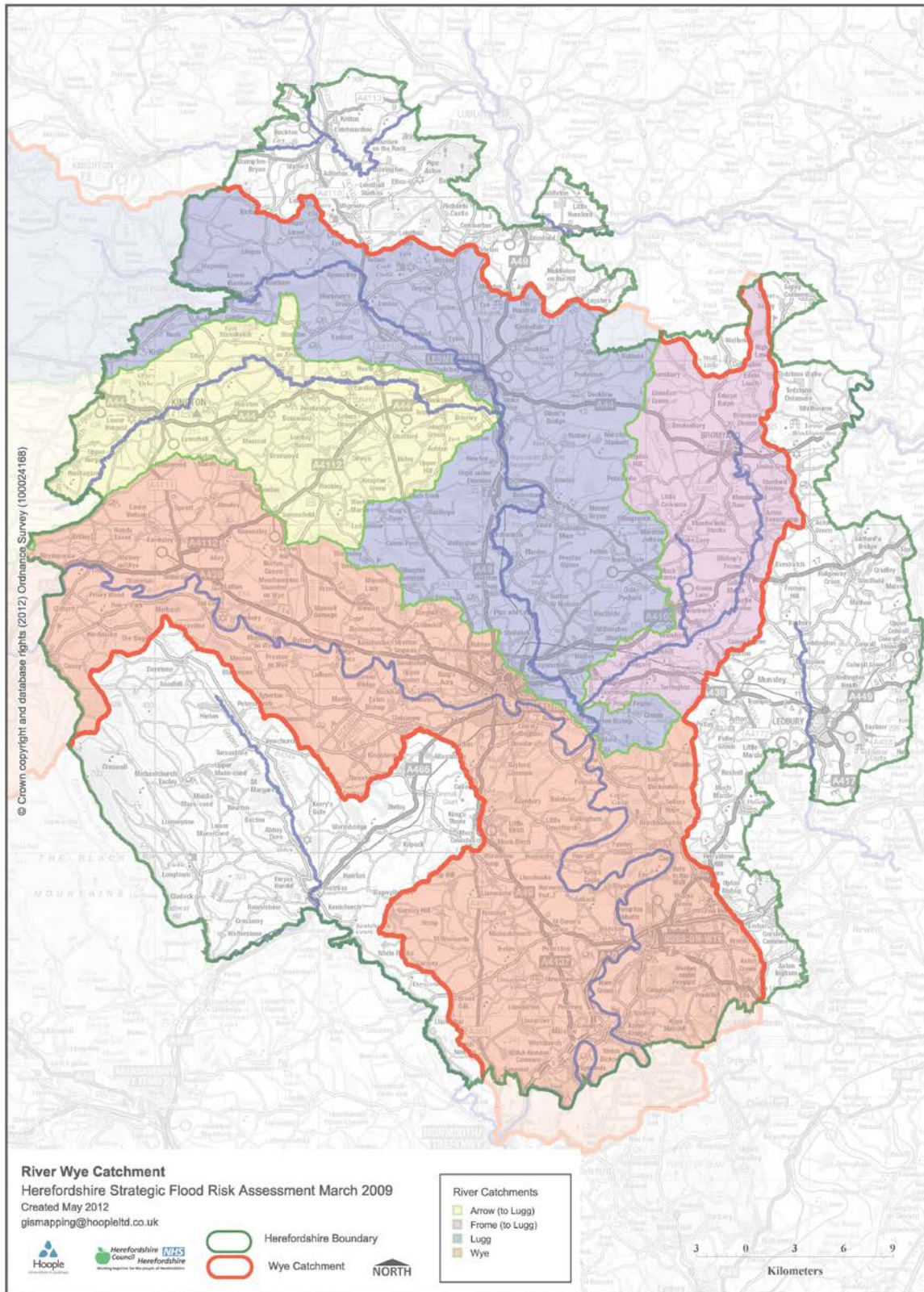
Greater Horseshoe Bat: Large buildings, pasture, edge of mixed deciduous woodland and hedgerows. Mixed land-use especially south-facing slopes, favours beetles, moths and insects they feed on. During the winter they depend on caves, abandoned mines and other underground sites for undisturbed hibernation. 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



Appendix 2

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

Parish Council Name: **Much Marcle**

NDP Title: **Much Marcle Neighbourhood Plan**

Date undertaken: **November 2016**

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	No NDP to determine planning applications.	Criteria policies within the Core Strategy would guide further development. Specific policies and proposals for the parish would not exist.	Wye Valley and Forest of Dean Bat Sites SAC.	N/A	N/A
Option 2- To define a new settlement boundary allowing for some limited new development	Housing development within the defined boundary Increase in water usage	Unlikely that there will be any significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC.	Policy criteria should be included within the NDP which reflects this. Further assessments will be undertaken at draft policy stage.	No, this option acknowledges sustainable scale growth within defined settlement boundaries in line with Core Strategy policy.

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	Increase in traffic				Safeguard policies exist within the plan.
Option 3 -To allocate specific sites within the new boundary to direct development to preferred locations.	New housing will be developed in settlement boundary. Increase demand in transportation. Increase demand in water abstraction and waste production. New houses developed. Greater development certainty.	Unlikely that there will be any significant effects on the European Site. Greater degree of certainty over the impact of future development on the European sites, as the location of housing would be pre-determined and not left to market forces.	Wye Valley and Forest of Dean Bat Sites SAC.	Policy criteria should be included within the NDP which reflects this. Further assessments will be undertaken at draft policy stage. Policy would need to take account of the proportional growth requirements of the Core Strategy and potential headroom capacity at the local STW.	No, development in line with the Local Plan (Core Strategy) and the policy safeguards which exist within the Core Strategy should avoid or mitigate any likely significant effects.
Option 4 - To dispense with a boundary and not identify specific sites but to rely on criteria based policies to control development guided by the comments received on preferred sites.	New housing will be developed in settlement boundary. Increase demand in transportation. Increase demand in water abstraction and waste production. New houses developed.	Unlikely that there will be any significant effects on the European Site. A degree of certainty over the impact of future development on the European sites, as the location of housing would be pre-determined and not left to market forces.	Wye Valley and Forest of Dean Bat Sites SAC.	Policy criteria should be included within the NDP which reflects this. Further assessments will be undertaken at draft policy stage.	No, this option acknowledges sustainable scale growth within defined settlement boundaries in line with Core Strategy policy. Safeguard policies exist within the plan.
Option 5 -To create a new settlement boundary and allocate sites within it	New housing will be developed in settlement boundary. Increase demand in transportation. Increase	Unlikely that there will be any significant effects on the European Site. Greater degree of	Wye Valley and Forest of Dean Bat Sites SAC.	Additional criteria would be required when formulating the accompanying settlement boundary	No, development in line with the Local Plan (Core Strategy) and the policy safeguards which exist

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	demand in water abstraction and waste production	certainty over the impact of future development on the European sites, as the location of housing would be pre-determined and not left to market forces.		policy to ensure that no likely significant effects could occur.	within the Core Strategy should avoid or mitigate any likely significant effects.
Option 6- To control development through criteria based policies	Housing development Increase in transport and facility use Increase in water and sewage waste production and water consumption Small scale proportionate growth where the location would be determined by a criteria based policy.	Less certain in comparison to allocating sites and settlement boundary, as to the impact on the European sites as dependant on the location of the development.	Wye Valley and Forest of Dean Bat Sites SAC.	Specific environmental issues could be investigated during the site search and be positively addressed within the policy wording. Policy would need to take account of the proportional growth requirements of the Core Strategy and potential headroom capacity at the local STW.	No, development in line with the Local Plan (Core Strategy) and the policy safeguards which exist within the Core Strategy should avoid or mitigate any likely significant effects. Policy criteria should be included within the NDP which reflects this. Further assessments will be undertaken at draft policy stage.
Site Options for Kynaston					
Site Option 1- Land by the Steppes	Increase in water usage, abstraction and sewage treatment Loss of greenfield land Small increase in traffic and parking demands New housing located on	No: the location and scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the form of an open agricultural field.	Wye Valley and Forest of Dean Bat Sites SAC.	There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. This site has been identified in direct response to the proportional growth	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact

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	<p>the edge of settlement.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>			<p>target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements.</p>	<p>towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>
<p>Site Option 2- Land behind bridge cottage</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Loss of garden</p> <p>Small increase in traffic and parking demands</p> <p>New housing</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>No: the location and scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the form of an open agricultural field in Kynaston.</p>	<p>Wye Valley and Forest of Dean Bat Sites 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 has been identified in direct response to the proportional growth target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements.</p> <p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>

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<p>Site Option 3-Opposite the council houses</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>New housing</p> <p>Demand in broadband and communication services.</p> <p>Small increase in traffic and parking demands</p> <p>Light pollution</p>	<p>Due to the scale and proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>Wye Valley and Forest of Dean Bat Sites 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 has been identified in direct response to the proportional growth target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements.</p> <p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>
<p>Site Option 4-Old Chapel site</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>New housing on</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</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the</p>

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	<p>brownfield land</p> <p>Demand in broadband and communication services.</p> <p>Small increase in traffic and parking demands</p> <p>Light pollution</p>	European Site.		<p>NDP. This site has been identified in direct response to the proportional growth target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements.</p> <p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>
Site options for Rushall					
<p>Site Option 5- Opposite the council houses</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>New housing</p> <p>Demand in broadband and communication services.</p> <p>Small increase in traffic</p>	<p>No: the scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the form of an open agricultural field in Rushall.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Specific environmental issues could be investigated during the site search and be</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of</p>

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	and parking demands Light pollution			positively addressed within the policy wording. Policy would need to take account of the proportional growth requirements of the Core Strategy and potential headroom capacity at the local STW.	Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.
Site Option 6 -Land at the rear of council houses	Increase in water usage, abstraction and sewage treatment Small increase in traffic and parking demands New housing on greenfield land Demand in broadband and communication services. Light pollution	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 Rushall.	Wye Valley and Forest of Dean Bat Sites SAC.	There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. This site has been identified in direct response to the proportional growth target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements. Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.

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				Sites SAC.	
Site Option 7 -Land below council houses	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing on greenfield land</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>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>	Wye Valley and Forest of Dean Bat Sites SAC.	<p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat Sites SAC.</p> <p>Specific environmental issues could be investigated during the site search and be positively addressed within the policy wording.</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>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>
Site Option 8 -Land and opposite Rushall Club	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing on brownfield land</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>	Wye Valley and Forest of Dean Bat Sites SAC.	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. This site has been identified in direct response to the proportional growth</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of</p>

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	<p>Demand in broadband and communication services.</p> <p>Light pollution</p>			<p>target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements.</p> <p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>
<p>Site Option 9-Land and barns around gatchapin</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demand</p> <p>New housing on brownfield land.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>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>Wye Valley and Forest of Dean Bat Sites 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 has been identified in direct response to the proportional growth target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at</p>

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				<p>Plan's requirements.</p> <p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>planning application stage.</p>
Much Marcle					
<p>Site Option 10- Between New House Farm and Harold Farm</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing on agricultural/ greenfield land</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>No: the scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the form of an open agricultural field on outskirts of existing village.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>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>Specific environmental issues could be investigated during the site search and be positively addressed within the policy wording.</p> <p>Policy would need to take account of the</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>

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				proportional growth requirements of the Core Strategy and potential headroom capacity at the local STW.	
Site Option 11-Old Pike	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing on garden area</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>Due to the scale and proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>Wye Valley and Forest of Dean Bat Sites 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 has been identified in direct response to the proportional growth target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements.</p> <p>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</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>

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				measures to minimise light pollution.	
Site Option 12- Hazerdine	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing on garden/ open space land</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	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.	Wye Valley and Forest of Dean Bat Sites SAC.	<p>Specific environmental issues could be investigated during the site search and be positively addressed within the policy wording.</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>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>	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.
Site Option 13-	Increase in water usage, abstraction and sewage	No: the scale of development proposed would not give	Wye Valley and Forest of Dean Bat	Specific environmental issues could be investigated during the	No. The scale and extent of development on this site is unlikely

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<p>Bounds</p>	<p>treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing on greenfield land</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>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 on outskirts of existing village.</p>	<p>Sites SAC.</p>	<p>site search and be positively addressed within the policy wording.</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>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>to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>
<p>Site Option 14- Gardens of Houses, Watery Lane</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing on garden</p> <p>Demand in broadband</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>Wye Valley and Forest of Dean Bat Sites 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 has been identified in direct response to the proportional growth</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of</p>

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	<p>and communication services.</p> <p>Light pollution</p>			<p>target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements.</p> <p>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>Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>
<p>Site Option 15- Watery Lane</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing on greenfield land</p> <p>Demand in broadband and communication</p>	<p>No: the scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the form of an open agricultural field on outskirts of existing village.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>Specific environmental issues could be investigated during the site search and be positively addressed within the policy wording.</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>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of</p>

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	<p>services.</p> <p>Light pollution</p>			<p>local STW.</p> <p>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>Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>
<p>Site Option 16-Slip & area around</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing on brownfield land</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>Due to the scale and proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>Wye Valley and Forest of Dean Bat Sites 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 has been identified in direct response to the proportional growth target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements.</p> <p>The Lesser Horseshoe</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application</p>

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				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.	stage.
Site Option 17 -Rye Meadows – plot between Farleys & New Normandy	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing on brownfield land</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>Due to the scale and proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p> <p>Potential flood risk</p>	Wye Valley and Forest of Dean Bat Sites SAC.	<p>Mitigation measures for flood risk should be taken into consideration.</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>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</p>	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.

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				measures to minimise light pollution.	
Site Option 18- Opposite Walwyn – Police House	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing on greenfield land</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>Potential contrary to Core Strategy policy.</p> <p>No: the scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the form of an open agricultural field on outskirts of existing village.</p>	Wye Valley and Forest of Dean Bat Sites SAC.	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. This site has been identified in direct response to the proportional growth target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements.</p> <p>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. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>

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<p>Site Option 19- Land behind school</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing on greenfield/ agricultural land</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>Potential contrary to Core Strategy policy. 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 on outskirts of existing village.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>Specific environmental issues could be investigated during the site search and be positively addressed within the policy wording.</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>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. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>
<p>Site Option 20-Ross Road, behind Walwyn Arms</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing on greenfield/ agricultural</p>	<p>Potential contrary to Core Strategy policy. No: the scale of development proposed would not give rise to likely significant effects, but note that development may</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>Specific environmental issues could be investigated during the site search and be positively addressed within the policy wording.</p> <p>Policy would need to take account of the</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and</p>

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	<p>land</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>result in the loss of foraging space in the form of an open agricultural field on outskirts of existing village.</p>		<p>proportional growth requirements of the Core Strategy and potential headroom capacity at the local STW.</p> <p>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>acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>
<p>Site Option 21- Kempley Road, village end</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing on greenfield/ agricultural land</p> <p>Demand in broadband and communication services.</p>	<p>Potential contrary to Core Strategy policy. 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 on outskirts of existing village.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>Specific environmental issues could be investigated during the site search and be positively addressed within the policy wording.</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>The Lesser Horseshoe</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further</p>

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	Light pollution			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.	determined on a case by case basis at planning application stage.
Site Option 22 -Top of field opposite Walwyn Arms (behind Walwyn Court)	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing on greenfield/ agricultural land</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>Potential contrary to Core Strategy policy. 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 on outskirts of existing village.</p>	Wye Valley and Forest of Dean Bat Sites SAC.	<p>Specific environmental issues could be investigated during the site search and be positively addressed within the policy wording.</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>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</p>	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.

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				consider woodland habitat buffers and measures to minimise light pollution.	
Site Option 23- Kempley Road, ridge nr Redlands	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing on greenfield agricultural land</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>Potential contrary to Core Strategy policy. 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 on outskirts of existing village.</p>	Wye Valley and Forest of Dean Bat Sites SAC.	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. This site has been identified in direct response to the proportional growth target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements.</p> <p>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</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>

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				measures to minimise light pollution.	
Site Option 24-a. Land beside Glebe Orchard b. Land opposite Glebe Orchard	Increase in water usage Small increase in traffic and parking demands New housing on greenfield agricultural land . Light pollution	Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC.	Specific environmental issues could be investigated during the site search and be positively addressed within the policy wording. Policy would need to take account of the proportional growth requirements of the Core Strategy and potential headroom capacity at the local STW. 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.	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.
Site Option 25- Arable [pasture] land behind Phillip's House	Increase in water usage, abstraction and sewage treatment Small increase in traffic	Due to the scale and proximity of the location to the SAC site it is unlikely that there will be significant effects on the	Wye Valley and Forest of Dean Bat Sites SAC.	There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If

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	<p>and parking demands</p> <p>New housing on greenfield agricultural land</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	European Site.		<p>policy wording in the NDP. This site has been identified in direct response to the proportional growth target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements.</p> <p>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>chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>
<p>Site Option 26- Dobbins Pitch</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing on brownfield land</p>	<p>Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>Wye Valley and Forest of Dean Bat Sites 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 has been identified in direct response to the</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of</p>

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	<p>Demand in broadband and communication services.</p> <p>Light pollution</p>			<p>proportional growth target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements.</p> <p>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>Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>
<p>Site Option 27- Land by The Croft</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing on greenfield agricultural land</p> <p>Demand in broadband and communication</p>	<p>Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>Wye Valley and Forest of Dean Bat Sites 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 has been identified in direct response to the proportional growth target within that policy and its development, either in isolation</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC</p>

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	<p>services.</p> <p>Light pollution</p>			<p>or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements.</p> <p>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>can be further determined on a case by case basis at planning application stage.</p>
Conversion and/ or re-use off existing redundant buildings					
<p>Site Option 28- Whitlocks End</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Small scale building conversion.</p>	<p>Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat Sites SAC. Re development proposals will need to consider woodland habitat buffers and measures to minimise light pollution.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC</p>

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	Light pollution			Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat Sites SAC. Redevelopment proposals will need to consider woodland habitat buffers and measures to minimise light pollution.	can be further determined on a case by case basis at planning application stage.
Site Option 29- Bickerton Court	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Small scale building conversion.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC.	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. Redevelopment proposals will need to consider woodland habitat buffers and measures to minimise light pollution.</p> <p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat</p>	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.

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				Sites SAC.	
Site Option 30- Gwynne's Hill Farm	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Small scale building conversion.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC.	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. Redevelopment proposals will need to consider woodland habitat buffers and measures to minimise light pollution.</p> <p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat Sites SAC.</p>	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.
Site Option 31- Gamage Farm	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Small scale building conversion.</p> <p>Demand in broadband and communication</p>	Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC.	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. Redevelopment proposals will need to consider woodland habitat buffers and measures to minimise light pollution.</p>	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye

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	<p>services.</p> <p>Light pollution</p>			<p>Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>
<p>Site Option 32-Street Farm</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Small scale building conversion.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP.</p> <p>Re development proposals will need to consider woodland habitat buffers and measures to minimise light pollution.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC. It can be further determined on a case by case basis at planning application stage.</p>
<p>Site Option 33-Playford, Dymock Road</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p>	<p>Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs</p>

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	<p>Small scale building conversion.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>			<p>Redevelopment proposals will need to consider woodland habitat buffers and measures to minimise light pollution. This site has been identified in direct response to the proportional growth target within that policy and its development, either in isolation</p>	<p>reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>
<p>Site Option 34- Great Moorcourt Farm</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Small scale building conversion.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP.</p> <p>Redevelopment proposals will need to consider woodland habitat buffers and measures to minimise light pollution. Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>

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<p>Site Option 35- Audley Farm</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Small scale building conversion.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP.</p> <p>Redevelopment proposals will need to consider woodland habitat buffers and measures to minimise light pollution. Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>
<p>Site Option 36- Bodenham Farm</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Small scale building conversion.</p>	<p>Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of</p>

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	<p>Demand in broadband and communication services.</p> <p>Light pollution</p>			<p>Redevelopment proposals will need to consider woodland habitat buffers and measures to minimise light pollution. Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>
<p>Site Option 37-Lyne Down Farm</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Small scale building conversion.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP.</p> <p>Redevelopment proposals will need to consider woodland habitat buffers and measures to minimise light pollution. Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>

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				Sites SAC.	
Site Option 38- Avenue Cottage	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Small scale building conversion.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC.	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP.</p> <p>Redevelopment proposals will need to consider woodland habitat buffers and measures to minimise light pollution. Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat Sites SAC.</p>	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.
Site Option 39-Hill Barn	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Small scale building</p>	Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC.	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP.</p>	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs

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	<p>conversion.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>			<p>Redevelopment proposals will need to consider woodland habitat buffers and measures to minimise light pollution. Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>
Site Option 40-Nuttal	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Small scale building conversion.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP.</p> <p>Redevelopment proposals will need to consider woodland habitat buffers and measures to minimise light pollution. Ensure future policy balances out the scale of promoted schemes and</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application</p>

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				avoid the location to close to the Wye Valley and Forest of Dean Bat Sites SAC.	stage.
Site Option 41- Chandos	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Small scale building conversion.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC.	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP.</p> <p>Redevelopment proposals will need to consider woodland habitat buffers and measures to minimise light pollution. Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat Sites SAC.</p>	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.
Site Option 42-Hill End	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p>	Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC.	There are sufficient safeguards within other 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 . If chosen as a site the option Needs

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	<p>Small scale building conversion.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>			<p>Redevelopment proposals will need to consider woodland habitat buffers and measures to minimise light pollution. Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>
<p>Site Option 43- Upper Redding End</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Small scale building conversion.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP.</p> <p>Redevelopment proposals will need to consider woodland habitat buffers and measures to minimise light pollution. Ensure future policy balances out the scale of promoted schemes and avoid the location to</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application</p>

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				close to the Wye Valley and Forest of Dean Bat Sites SAC.	stage.
Site Option 44-The Stocking	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Small scale building conversion.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC.	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP.</p> <p>Redevelopment proposals will need to consider woodland habitat buffers and measures to minimise light pollution. Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat Sites SAC.</p>	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.
Site Option 45-Hill Farm	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Small scale building</p>	Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC.	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP.</p> <p>Redevelopment</p>	No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and

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	<p>conversion.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>			<p>proposals will need to consider woodland habitat buffers and measures to minimise light pollution. Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>
<p>Site Option 46-The Venning</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP.</p> <p>Redevelopment proposals will need to consider woodland habitat buffers and measures to minimise light pollution. Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>

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				Sites SAC.	
Site Option 47- Lower Wolton	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>Small scale building conversion.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>Due to the proximity of the location to the SAC site it is unlikely that there will be significant effects on the European Site.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP.</p> <p>Redevelopment proposals will need to consider woodland habitat buffers and measures to minimise light pollution. Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>No. The scale and extent of development on this site is unlikely to have a significant impact on the SAC . If chosen as a site the option Needs reference to and acknowledgement of Bat Sites. Impact towards the Wye Valley and Forest of Dean Bat Sites SAC can be further determined on a case by case basis at planning application stage.</p>

Appendix 3

Appendix 3

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

Parish Council Name: **Much Marcle Group Parish**

NDP Title: **Much Marcle Final Plan**

Date undertaken: **July 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 option implemented. Could they have Likely Significant Effects (LSE) on European Sites?	European Sites potentially affected	Would it be possible that it would result in any LSE?	Requirement for an Appropriate Assessment
MMO1 - <i>Ensure all new development makes a positive contribution to local character, has a low carbon footprint and low embedded energy.</i>	Objective to support sustainable and appropriate development in line with policies SS1 and SD1.	Unlikely that there will be any significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC.	No.	Not required. This objective will not lead to development but sets sustainable development criteria.
MMO2 - <i>Minimise flood risk to homes, employment and</i>	This objective will protect development against flooding by minimising flood risk.	Unlikely that there will be any significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites	No.	Not required. This objective is seeking to safeguard Development against flooding.

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Appendix 3

<i>the environment.</i>			SAC.		
MMO3- <i>Support renewable energy development in appropriate scale and locations.</i>	Encourage suitable renewable energy proposals within Much Marcle.	Unlikely that there will be any significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC.	No.	Not required. This objective seeks to encourage appropriate scale renewable schemes.
MMO4- <i>Identify new housing sites, to achieve a minimum of 14% housing growth by 2031, with an appropriate mix of market, social and affordable units.</i>	Objective to support the delivery of proportionate growth in line with the Local Plan (Core Strategy) Policy RA1/RA2.	Unlikely that there will be any significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC.	No.	Not required. This objective aims to identify housing land allocations. Further policy safeguard and criteria will be included within the policies of the plan.
MMO5- <i>Encourage and support employment that is locally based, sustainable and diverse.</i>	Local jobs growth. Encourage local people to work closer to their work. Plan attracts employment opportunities in the rural area.	Unlikely that there will be any significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC.	No.	Not required. Further policy safeguard and criteria will be included within the policies of the plan.

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Appendix 3

<p>MMO6- Value and support agriculture as an integral part of our community.</p>	<p>Support agriculture within the parish. May increase small scale job prospects within the parish and enhance agricultural businesses and farming.</p>	<p>Unlikely that there will be any significant effects on the European Site.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>No.</p>	<p>Not required. This objective does not specifically lead to development. Instead it seeks to support and value agriculture.</p>
<p>MMO7-Protect and maintain the setting, fabric and visual character of the Much Marcle Conservation Area, listed buildings and Homme House park and garden</p>	<p>This objective will protect and help conserve historic assets identified within Much Marcle along with the Conservation area.</p>	<p>Unlikely that there will be any significant effects on the European Site.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>No.</p>	<p>Not required. This objective aims to protect the historic character, fabric and setting of Much Marcle Conservation area and historic assets within the conservation area.</p>
<p>MMO8-Avoid, or to avoid (to minimise), harm to important landscape views (e.g. the Marcle Ridge and the Malvern Hills) and maintain open views to surrounding</p>	<p>Protect And enhance the existing natural environment, landscape and views.</p>	<p>Unlikely that there will be any significant effects on the European Site.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>No.</p>	<p>Not required. This objective aims to protect the existing natural environment, enhancing landscape and views within the Parish.</p>

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Appendix 3

<i>countryside.</i>					
MMO9- Value, protect, maintain and enhance biodiversity and geodiversity features, especially where they provide ecological connectivity.	This objective seeks to safeguard and enhance biodiversity and geodiversity within Much Marcle.	Unlikely that there will be any significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC.	No.	Not required. This objective aims to protect the enhance biodiversity and geodiversity ensuring aggregate levels are maintained.
MM10- Avoid, or to avoid (to minimise), harm and compensate where necessary so that the aggregate level and quality of biodiversity and geodiversity features does not decline.	This objective seeks to safeguard and enhance biodiversity and geodiversity within Much Marcle.	Unlikely that there will be any significant effects on the European Site.		No.	Not required. This objective seeks to minimise harm to local biodiversity within the parish.
MMO11-Maintain and support existing community facilities and	Safeguard and maintain community facilities enhancing services and facilities within the plan	Unlikely that there will be any significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC.	No.	Not required. This objective seeks to protect and enhance existing community facilities and services which it provides.

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Appendix 3

<i>increase the range of activities they provide.</i>	period.				
MMO12- <i>Reduce speed limits on parts of the A449 and some adjoining roads.</i>	Help to reduce speeding through Much Marcle.	Unlikely that there will be any significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC.	No.	No. This objective seeks to reduce speeding throughout the parish.
MMO13- <i>Identify a route for a Much Marcle cycle loop/route similar to and linking with the Ledbury and Newent cycle loops by end of 2019, and establish by 2022.</i>	Promote cycling, linking Ledbury and Newent cycle loops.	Unlikely that there will be any significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC.	No.	No. This objective promotes connecting cycle routes through Much Marcle.
Policies					
Policy SD1	Policy to support sustainable development within Much Marcle Parish. Promote high standard of building design.	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2.	Wye Valley and Forest of Dean Bat Sites SAC.	No.	No. This policy ensures all development strives to be sustainable in terms of setting, building design, construction and operation.

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Appendix 3

<p>Policy SD2</p>	<p>Promotion of renewable energy schemes within Much Marcle.</p> <p>Renewable energy schemes developed.</p> <p>Construction traffic.</p>	<p>Depending on type, location of infrastructure.</p> <p>Physical damage of disturbance.</p> <p>Non-physical disturbance such as noise.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC.</p>	<p>No.</p>	<p>No. This policy may result in varied renewable energy schemes. Depending on scale, nature and location of the development it may have a possibility of having a detrimental effect on the Wye Valley and Forest of Dean Bat sites. There are sufficient policy safeguards within the NDP and Core Strategy to help ensure there is no likely significant effects on the Wye Valley and Forest of Dean bat sites SAC.</p>
<p>Policy H01</p>	<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>Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC</p>	<p>No.</p>	<p>No: this policy would allow for small scale housing schemes and supports the Core Strategy Policy RA1 and RA2. There are additional policy criteria in place in both the Core Strategy and the Much Marcle Neighbourhood Plan to ensure there is no likely significant effects towards the SAC.</p>
<p>Policy HO2</p>	<p>Housing infill promoted</p> <p>Sustainable development encouraged within the identified settlements.</p> <p>Increased vehicle traffic</p>	<p>Unlikely that there will be any significant effects on the European Site. This policy is promoting very small scale housing infill.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC</p>	<p>No.</p>	<p>No. The scale and extent of house extensions is unlikely to have a significant impact on the SAC. There are sufficient policy safeguards within the Core Strategy and Much Marcle NDP to safeguard and where necessary to ensure there is no</p>

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Appendix 3

	<p>Increased demand for water abstraction and sewage treatment</p> <p>Sustainable housing growth</p>				<p>detrimental impact caused from development towards the SAC.</p>
Policy HO3	<p>Small scale housing sites promoted.</p> <p>Sustainable development encouraged within the identified housing sites in Much Marcle, Kynaston and Rushall.</p> <p>Increased vehicle traffic</p> <p>Increased demand for water abstraction and sewage treatment</p> <p>Sustainable housing growth</p>	<p>Small scale development proposed (plots of 10 or less)</p> <p>Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 which seeks to ensure water quality of the SAC is not detrimentally effected.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC</p>	<p>No.</p>	<p>No. The scale and extent of house extensions is unlikely to have a significant impact on the SAC . There are sufficient policy safeguards within the Core Strategy and Much Marcle NDP to safeguard and where necessary to ensure there is no detrimental impact caused from development towards the SAC.</p>
Policy HO4	<p>Limited housing growth outside settlement boundary.</p> <p>Promotion of achieving housing target.</p> <p>Minimal increase in vehicle traffic</p> <p>Increased demand for water abstraction and sewage treatment</p>	<p>Unlikely that there will be any significant effects on the European Site. Development with be very small scale and in line with policy RA3 of the Core Strategy.</p> <p>Unlikely that there will be any significant effects on the European Site.</p>	<p>Wye Valley and Forest of Dean Bat Sites SAC</p>	<p>No.</p>	<p>No. The scale and extent of house extensions is unlikely to have a significant impact on the SAC . There are sufficient policy safeguards within the Core Strategy and Much Marcle NDP to safeguard and where necessary to ensure there is no detrimental impact caused from development towards the SAC.</p>

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Appendix 3

	Sustainable housing growth	All developments are required to meet the criteria of Policy LD2..			
Policy HO5	<p>Small amount of housing developed.</p> <p>Non-physical disturbance such as noise.</p> <p>Water abstraction</p> <p>Reuse of materials and sites</p> <p>Change of use</p> <p>Barn conversions</p>	Unlikely that there will be any significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC	No.	No: this policy would allow for small scale housing schemes and supports the Core Strategy Policy RA3. There are additional policy criteria in this policy to ensure there are no likely significant effects towards the SAC.
Policy EM1	<p>Encourage development of employment facilities.</p> <p>Promotion of tourism, recreation, food production and leisure development.</p>	Unlikely that there will be any significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC	No.	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 to ensure there are no likely significant effects on the Wye Valley and Forest of Dean bat sites SAC.
Policy EM2	Encouragement of re development of business premises.	Unlikely that there will be any significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC	No.	No. The scale and extent of potential development is unlikely to have a significant impact on the SAC. There are sufficient policy safeguards within the NDP and Core Strategy to ensure there are no likely

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Appendix 3

					significant effects on the Wye Valley and Forest of Dean bat sites SAC.
Policy NE1	<p>Safeguard existing landscape against inappropriate development.</p> <p>Encouragement of sustainable development which preserves and protects the landscape, environment and habitats.</p>	Unlikely that there will be any significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC	No.	<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 ensure there are no likely significant effects on the Wye Valley and Forest of Dean bat sites SAC.</p>
Policy NE2	<p>Protection of Biodiversity.</p> <p>More protection to designated sites, protected sites, locally important habitats and specie and trees, flora and fauna.</p>	Unlikely that there will be any significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites SAC	No.	<p>No. policy ensures existing biodiversity is protected against inappropriate development.</p> <p>There are sufficient policy safeguards within the NDP and Core Strategy to ensure there are no likely significant effects on the Wye Valley and Forest of Dean bat sites SAC.</p>
Policy CS1	<p>Support and upkeep of existing local community facilities.</p> <p>Promote new development of community facilities.</p> <p>Increase in vehicular movements.</p>	Unlikely that there will be any significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites	No.	<p>No, although this policy could result in the development of new community facilities or the loss of existing provision to new uses, which depending on location could have potential effect on the Wye Valley and Forest of Dean Bat sites. However, sufficient policy</p>

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Appendix 3

	Increase in nonphysical disturbance.				safeguards are in place within the Local Plan (Core Strategy) and with the inclusion of additional wording in the Much Marcle NDP policy to ensure there are no likely significant effects on the River Wye.
Policy CS2	Community facility development. Community benefit. Increase in recreation and community events.	Unlikely that there will be any significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites	No.	No, although this policy could result in the re development of new community facilities or the loss of existing provision to new uses, which depending on location could have potential effect on the Wye Valley and Forest of Dean Bat sites. However, sufficient policy safeguards are in place within the Local Plan (Core Strategy) and with the inclusion of additional wording in the Much Marcle NDP policy ensure there are no significant effects on the River Wye.
Policy CS3	Safeguard of Local Green spaces. Increase in recreation activities use. Increase in outdoor activities.	Unlikely that there will be any significant effects on the European Site.	Wye Valley and Forest of Dean Bat Sites	No.	No. This policy will not lead to development but ensures open spaces; green space and recreation spaces are enhanced and protected.

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Appendix 4

HRA Consultation Feedback

This consultation feedback is **only** for comments received on the HRA of the Neighbourhood Development Plan

Parish Council Name: Much Marcle Parish Council

Neighbourhood Development Plan Name: Much Marcle Neighbourhood Plan

Details of consultation: Regulation 14

Consultation date: 7 November 2016 to 3 January 2017

Consultation title: Reg 14

No comments have been received regarding the Much Marcle HRA report.

Appendix 5

Appendix 5: HRA Consultation Feedback reg 16

This consultation feedback is only for comments received on the HRA of the Neighbourhood Development Plan

Parish Council Name: Much Marcle Parish Council

Neighbourhood Development Plan Name: Much Marcle Neighbourhood Plan

Consultation date: 5 January to 16 February 2018

Consultation title: Regulation 16 Consultation

No comments have been made regarding the reg 16 HRA assessments.

Appendix 6

Modifications following Examination Much Marcle

Policy	Modification recommended	Justification
Recommended Modification 1 Much Marcle Neighbourhood Area	Change title of Map on page 2 to "Much Marcle <i>Neighbourhood Area</i> "	Interests of accuracy and clarity.
Recommended Modification 2 Introductory Section	<ul style="list-style-type: none"> • Page 1, last sentence of first column, change to "<i>The Plan seeks to focus new development</i> within Settlement..." • Top of second column, change to "<i>The Plan sets out Settlement Boundaries</i> for Much..." • Third paragraph of second column, change to "...at its core, which the Plan <i>seeks to conserve</i>." • Fourth paragraph, change to "<i>The Plan is supportive of appropriate, sustainable development in the countryside</i>." • Page 4, first para, change to "...must <i>have regard to national policy and advice, as set out in the National Planning</i>..." • Second para, change to "...the Plan must also be in <i>general conformity</i> with..." • Page 4, last para, first column, change to "...change. <i>As such, the Plan forms part of the development plan for Herefordshire and its policies must be taken into account when Herefordshire Council determines planning applications within the Much Marcle Neighbourhood Area</i>." • First para, second column, delete ", which need to be taken into account in developing and delivering the Plan" • Last para, second column, delete "therefore" <p>From end of Page 5 to top of page 6, delete "where: 1) a proposal...identified in Policy RA2."</p> <p>Delete heading "Agriculture, Forestry and Rural Enterprises" and the related paragraph below it</p>	<p>For clarity, accuracy and precision.</p> <p>Remove superfluous information.</p> <p>Clarification of text and how the text is written.</p> <p>Amend printing error for accuracy.</p>
Recommended Modification 3 Policy SD1	<p>Policy SD1, change to "<i>All development proposals within the Neighbourhood Area should seek to achieve sustainable development. Where relevant, necessary and relevant to the proposal, the location, scale, density, design, form, construction and operation of development should take into account:</i></p> <ul style="list-style-type: none"> <i>a) the guidance in the Parish Design Statement;</i> <i>b) the site and...microclimates;</i> <i>c) the reduction of fossil fuels and the use of low and/or zero carbon energy infrastructure/renewable sources of energy;</i> <i>d) the efficient use, re-use and/or recycling of natural resources;</i> <i>e) the use of sustainable urban drainage solutions;</i> <i>f) steering development away from land liable to flooding, or development that would increase flood risk elsewhere.</i> <p>Delete the first two paras of supporting text on page 15 ("All new development...enhanced.")</p>	<p>NPPF conformity.</p> <p>Clarification of the text and to add more detail ensuring the text is not confusing.</p> <p>Strengthen policy and ensure the policy is precise in relation to the national planning advice.</p>
Recommended Modification 4 Policy SD2	<p>Policy SD2, change to "...<i>energy resources will be supported where they respect local character and residential amenity</i>." (Delete rest of Policy)</p>	For further clarification, precision and accuracy.
Recommended Modification 5 Policy HO1	<p>Change title of Policy HO1 to: "<i>Delivery of High Quality Housing</i>"</p> <ul style="list-style-type: none"> • Change Policy HO1 to "<i>Development proposals...will be supported on brownfield land, allocated housing sites, housing infill sites and/or where it results in the conversion and re-use of a redundant building. All new housing should respect local character and residential amenity</i>." (Delete rest of Policy) • Delete last sentence of supporting text on page 17 and the rest of the paragraph at the top of page 18, up until and including "...through consultation." The inclusion of this is unnecessary and has been overtaken by events. I also note that it is the 	<p>For further clarification, precision and accuracy.</p> <p>Remove superfluous information.</p> <p>Remove repetition.</p>

Modifications following Examination Much Marcle

	<p>purpose of Examination to consider the Neighbourhood Plan against the basic conditions.</p> <ul style="list-style-type: none"> • Move Table on page 17 to below the second paragraph of the second column on page 17. Change text at the end of the second paragraph to "...shown in the Table below." <p>Replace the plans on pages 22, 23 and 24 of the Neighbourhood Plan with legible plans. All relevant boundaries and text should be clearly visible, allowing no scope for confusion. This may require several plans, rather than one. It is essential that the information provided can be seen, clearly. In relation to any site allocations referred to in Policies, the plans should show precise site boundaries and ensure that each site is clearly referenced.</p> <ul style="list-style-type: none"> • Delete last para on Page 17 and first two paras on Page 18 • Change title of the plan on page 19 to "Much Marcle – Land Uses" 	NPPF conformity.
Recommended Modification 6 Policy HO2	<p>Policy HO2, change to "Development proposals...will be supported, <i>subject to their respecting local character and residential amenity.</i>" (delete rest of Policy)</p> <ul style="list-style-type: none"> • Supporting text, page 18, penultimate para, change to "However, it is important that all new infill development proposals demonstrate that they will <i>respect the amenity of neighbouring occupiers.</i>" • Delete last para of supporting text on page 18 	<p>Lack of supporting information</p> <p>In the interests of precision and accuracy.</p>
Recommended Modification 7 Policy HO3	<ul style="list-style-type: none"> • Delete Policy HO3 • Delete supporting text on page 20 	<p>Does not contribute to sustainable development.</p> <p>Interests of consistency and accuracy.</p>
Recommended modification 8 Policy HO4	<ul style="list-style-type: none"> • Policy HO4, change the first para to "<i>The following sites, identified on the plans on pages 23 and 24, are allocated for housing:</i>" • Footnote to Policy HO4, delete "(as per Policy NE2)" which does not relate directly to the Footnote 	<p>Remove superfluous information.</p> <p>Interests of clarity</p>
Recommended modification 9 Policy HO5	<p>Policy HO5, change title to "<i>Housing Sites Outside the Much Marcle Settlement Boundary</i>"</p> <ul style="list-style-type: none"> • Policy HO5, change to "<i>Development that will assist in meeting a proven local need for affordable housing in perpetuity will be supported at each of the sites listed below and shown on the plan on page 22 (approximate number of dwellings shown in brackets):</i>" • Policy HO5, delete "Rye Meadows" site • Footnote to Policy HO5, delete "(as per Policy NE2)" which does not relate directly to the Footnote • Delete para of supporting text below Policy HO5 on page 21, 	<p>In the interests of precision and accuracy.</p> <p>Lack of evidence to prove viability or deliverability.</p> <p>Conformity to the NPPF.</p>
Recommended modification 10 Policy HO6	<ul style="list-style-type: none"> • Policy HO6, change to "<i>The conversion and re-use for housing of the redundant or disused buildings identified on the plan on page 24 will be supported, subject to such development respecting local character and residential amenity.</i>" • Replace the plan on page 24 with a plan or plans clearly identifying the location of each building 	<p>Ensure the policy has a better reflection of relevant legislation in the NPPF.</p>
Recommended modification 11 Policy EM1	<p>Policy EM1, change to "Development proposals for...<i>will be supported where they respect local character and residential amenity</i>"</p> <ul style="list-style-type: none"> • Supporting text, last sentence on page 25, delete "...and development proposals for these uses will be supported where they comply with other Plan policies as outlined above" 	<p>Interests of viability and deliverability.</p> <p>Conformity to the NPPF.</p>
Recommended modification 12 Policy EM2	<ul style="list-style-type: none"> • Policy EM2, change to: "<i>Change of use requiring planning permission of existing shops, services, restaurants, cafes and pubs will not be supported unless it can be demonstrated, further to at least six months active marketing of the premises at market value, that the existing use is no longer viable.</i>" • Supporting text, delete everything after "...crucial to the vitality of the area." 	<p>Interests of viability and deliverability.</p> <p>Interests of sustainable development.</p> <p>Conformity to the NPPF.</p>
Recommended modification 13 Policy BE1	<ul style="list-style-type: none"> • Delete Policy BE1 • Supporting text, second column, page 27, change to "Herefordshire Council has a duty <i>to protect heritage assets from inappropriate development</i> and this is reflected in...assets." 	<p>Not in conformity with the NPPF, C12.</p> <p>Does not meet the basic conditions as it is contrary to national policy.</p>
Recommended modification 14	<ul style="list-style-type: none"> • Policy NE1, change to "<i>Development proposals should respect important landscape views, taking into account the list of views</i>" 	<p>For clarity and accuracy in policy wording.</p>

Modifications following Examination Much Marcle

Policy NE1	<i>indicated below and on the plan on page 31.</i> <ul style="list-style-type: none"> Change last sentence of supporting text in first column on page 29 to "...streamlines) are important measures to maintain local landscape character." 	Lack of detail of what all open views to surrounding countryside comprise of.
Recommended modification 15 Policy NE2	<ul style="list-style-type: none"> Change Policy NE2 to "<i>Development should minimise impacts on biodiversity and provide net gains in biodiversity where possible.</i>" Supporting text, delete all supporting text below Policy NE2 on page 32 after "...distinctive character of the area." The text to be deleted reads as though it comprises a Policy, which it does not Replace plan on page 33 with a plan where all text and designated areas are clearly legible 	Conformity to the NPPF and Core Strategy. Interests of accuracy and clarity.
Recommended modification 16 Policy CS1	<ul style="list-style-type: none"> Policy CS1, change to "...will be supported, subject to demonstrating that they respect local character and residential amenity." Supporting text, below Policy CS1 on page 35, delete "However, new facilities...within this Plan." 	Conformity to the NPPF and Core Strategy.
Recommended modification 17 Policy CS2	<ul style="list-style-type: none"> Policy CS2, change to "<i>The change of use of community facilities to non-community uses will only...or where equivalent or better alternative provision exists or will be provided.</i>" Delete para of supporting text below Policy CS2 on page 35 	For further clarification, precision and accuracy.
Recommended modification 18 Policy CS3	<p>change to "<i>The sites in the Table below and identified on the plan on page 37 are designated as Local Green Space, where development is ruled out, other than in very special circumstances.</i>"</p> <ul style="list-style-type: none"> Supporting text, last para on page 36, delete everything after "...public access." The text to be deleted is confusing and unclear as it introduces a new, unsubstantiated or evidenced concept in relation to "<i>the most important local green spaces.</i>" 	Conformity to the NPPF and Core Strategy. For further clarification, consistency and accuracy.
Recommended modification 19 Policy TI1	<ul style="list-style-type: none"> Delete Policy TI1 Delete para of supporting text below Policy TI1, which reads as though it is a Policy, which it is not 	No regard to national policy. Conformity to the NPPF and Core Strategy.
Recommended modification 20 Policy TI2	<ul style="list-style-type: none"> Delete Policy TI2 Delete Objective MM14, which would stand in isolation given the recommended changes Delete all supporting text below Policy TI2, which is not something that is addressed by the Neighbourhood Plan 	Conformity to the NPPF and Core Strategy.
Recommended modification 21 Other matters	<ul style="list-style-type: none"> Page 41, change last sentence to "<i>The Parish Council will undertake a formal review of the Neighbourhood Plan within 5 years of it being made.</i>" 	For further clarification and accuracy.
Recommended modification 22 Glossary	<ul style="list-style-type: none"> Delete the Glossary Update the Contents and page numbering, taking into account the recommendations contained in this Report. 	For further clarification, consistency and accuracy.