

# Habitats Regulations Assessment

Report for:

Llangarron Neighbourhood Area

August 2020



# Llangarron Neighbourhood Plan HRA

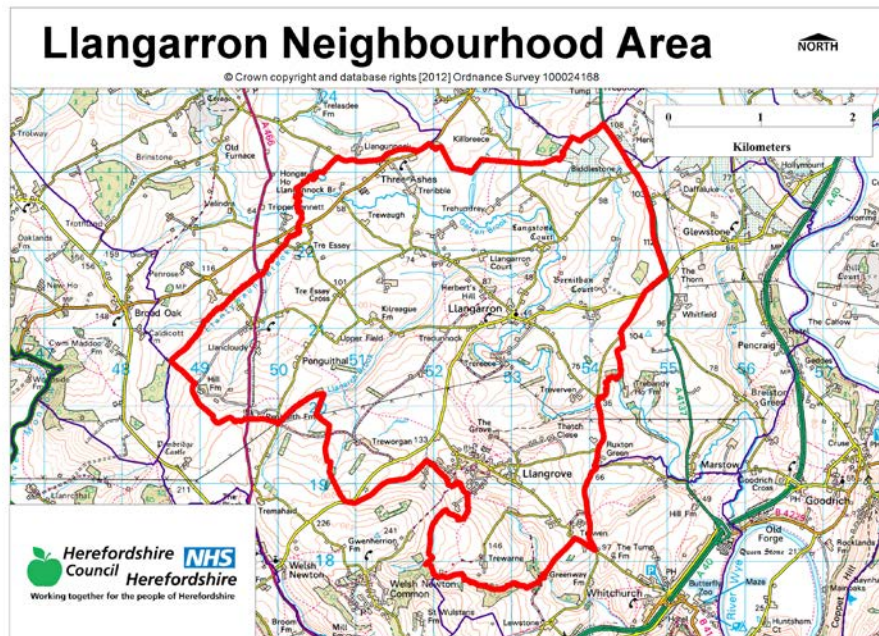
## HRA Screening Assessment

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# 1 Introduction

- 1.1 This Screening Assessment relates to a Neighbourhood Development Plan that is considered to be in general conformity with higher level strategic plans, such as the Herefordshire Core Strategy and the National Planning Policy Framework. The screening stage involves assessing broadly whether the Draft Neighbourhood Plan is likely to have a significant effect on any European site(s).
- 1.2 Llangarron Parish Council are producing a Neighbourhood Development Plan for Llangarron Parish, in order to set out the vision, objectives and policies for the development of the Parish up to 2031. The parish has previously undergone a regulation 14 consultation in 2017. Since then the plan has been amended and updated, the plan will undergo another regulation 14 consultation. This HRA reviews the Draft Llangarron Plan August 2020.
- 1.3 The Draft Llangarron group NDP includes 8 objectives and it is intended that these objectives will be delivered by 15 mostly criteria based planning policies; 7 commitment sites are proposed in Llangrove, Llangarron and Three Ashes. Settlement boundaries for all four settlements have been identified. Llangarron NDP has previously had a regulation 14 consultation in February 2017, since then the plan has been reviewed and amended to update the plan.
- 1.4 Since the 2017 regulation 14 consultation, a call for sites consultation has been undertaken in December 2018 and January 2019, 26 sites were considered. Due to numerous sites being granted planning permission the parish was able to exceed their housing target figure of 64 by 32 dwellings- as of April 2020. Therefore all of the sites identified in the plan are commitment sites, these are still expected for some windfall dwellings within the settlement boundary along with conversions.
- 1.5 The plan also provides general policies that clarify and provide detail to the policies within the Herefordshire Core Strategy therefore it requires a high level screening assessment to build upon the HRA Screening Assessment Report for the Herefordshire Core Strategy. This high level screening assessment should be read in combination with the Herefordshire Pre-submission publication of the Local Plan-Core Strategy Habitat Regulations Assessment Report (May 2015) and ensures that there will not be any significant impacts upon Natura 2000 sites.
- 1.6 The map below shows Llangarron Neighbourhood Area to which this assessment is related to.



## 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, Llangarron 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 November 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 HRA report is to detail the findings of the screening and reviewed in Terms of the implications of the *Sweetman* of the draft NDP.

### **3 Methodology**

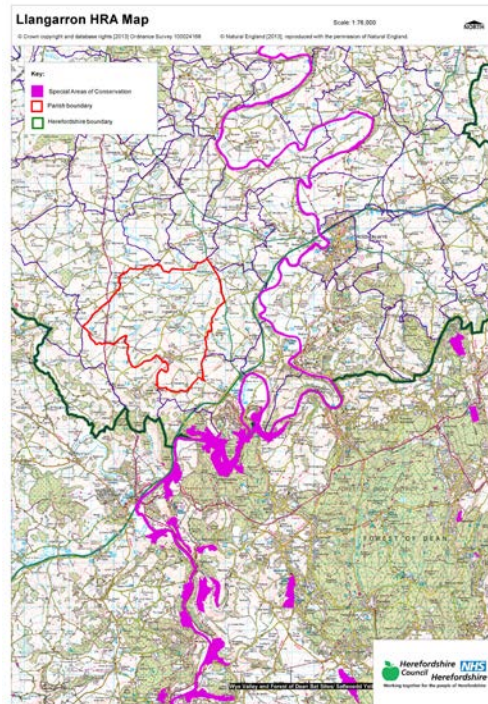
- 3.1 As the Llangarron Plan is not directly connected with the management of any European sites, and includes proposals for development which may affect European sites, it is necessary under Regulation 102(1)(a) of the Habitats Regulations 2010 to undertake screening for likely significant effects on 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 qualifying features of the European Sites

- 4.1 The initial Screening report (24/5/13 re-assessed on 8/11/13) found that the Llangarron NDP area is in the hydrological catchment area of the River Wye SAC is 1.6km away from the parish, and the Wye Valley Woodlands is 3.04km away. Both SACs fall within 10km from the Neighbourhood Area and therefore a full screening assessment is required. Figure 2 below, highlights the location of the River Wye (including the River Lugg) SAC, Wye Valley and Wye Valley Woodlands SAC in relation to the neighbourhood area.



- 4.2 There is also a duty under the Water Framework Directive to ensure that proposals for growth do not adversely affect the river water quality and this included the associated watercourses flowing into the rivers.

#### Site integrity of the River Wye (including the River Lugg) SAC

- 4.3 The issues associated with maintaining the sites integrity include water levels and flow, water quality, eutrophication (nitrogen enrichment), sedimentation, disturbance and species maintenance.
- 4.4 The River Wye SAC can be sensitive to changes in water quantity and quality. As outlined within the Habitat Regulation Assessment to the Herefordshire Core Strategy, the water supply in this area comes from Dwr Cymru Welsh Water (DCWW) and no likely significant effects on European sites as a result of changes in water quality are expected in relation to the proportional growth outlined with the Herefordshire Core Strategy.
- 4.5 In relation to water quality, Policy SD4 of the Herefordshire Core Strategy indicates that any development should not undermine the achievement of water quality targets within the county's rivers. This should ensure that developments within the area can be accommodated within existing water discharge permits would not be likely to have a significant effect upon the River Wye SAC. This position is confirmed within the HRA of the Core Strategy in April 2015.

- 4.6 The addition of the Nutrient Management Plan for the River Wye SAC will support this policy. DCWW have indicated that there is a growth scheme within AMP6 capital programme for completion by 2020 to accommodate growth within the Core Strategy. Although located adjacent to the River Wye SAC, the level of phosphate is not an issue which is causing concern within Llangarron and NMP actions are unlikely to be required.

### **Site integrity of the Wye Valley Woodlands SAC**

- 4.7 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.
- 4.8 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. NDPs closest to the Wye Valley Woodlands 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.
- 4.8 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.
- 4.9 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.
- 4.10 For full details of the two SAC attributes which contribute to and define their integrity and vulnerable data see Appendix 1 of the Ross on Wye Initial Screening Report. The Initial Screening Report, November 2013, can be found in Appendix 1 of this HRA report.
- 4.11 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 Llangarron Neighbourhood Plan may affect site integrity.
- 4.12 The initial screening assessment indicated that a full screening assessment is required to assess the likelihood of significant effects on the River Wye (including the River Lugg) SAC and the Wye Valley Woodlands SAC of the policies within the Llangarron NDP.

## **5 Description of the Llangarron Plan Neighbourhood Plan**

- 5.1 The Draft Llangarron Plan presents detailed policies for development in the Neighbourhood Area, which is equivalent to the parish boundary, up to 2031. The first part of the Plan introduces the Plan and its preparation and discusses the background to each of the villages.
- 5.2 The NDP then details the vision for the Parish over the Plan period and eight objectives of how this will be achieved. The objectives cover the following topics:
1. Sustainability
  2. Environment
  3. Employment
  4. Housing
  5. Roads and Traffic
  6. Community Facilities
  7. Communication
  8. Energy
- 5.3 The initial options for the NDP in 2017 (refer to appendix 2) were assessed to determine their environmental impact that could affect the River Wye (including Lugg) SAC and Wye Valley

Woodlands (SAC). Of the five general options put forward the 'no NDP / do nothing' option was not considered viable for the Parish.

1. Do nothing
2. No allocation of sites stick to criteria based policy
3. No estate scale development
4. (The preferred option) to concentrate the main bulk of development within Llangrove with a proportion of new development with Llangarron with limited individual sites in Llancloudy and Three Ashes.
5. Site One Land Adjacent Bay Tree Cottage (2017 site option-now a commitment site)
6. Site Two Land opposite the Royal Arms (2017 site option-now a commitment site)
7. Housing numbers

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 two SACs.

- 5.4 As Llangarron Neighbourhood Plan progressed from options to draft NDP policies, the Plan needed to identify ways in which the Llangarron effect on the two SACs, could be achieved, alongside taking forward the preferred option from the consultation from the community. The site options can be found below.

### **Site Options**

- 5.5 Initially Llangarron had allocated 2 sites these were previously screened in 2017, however since 2017 the sites have now been granted planning permission. Llangarron had previously undertaken a regulation 14 consultation in 2017. Following this, the parish council decided to revise their plan and a call for sites was undertaken in December 2018 and January 2019. The parish council was assisted by AECOM to help undertake the assessments.
- 5.6 Following the call for sites for sites, 26 site options in order to demonstrate potential to deliver proportionate growth within Llangarron parish. These were considered Overall the report found 10 sites potentially suitable for allocation and 16 sites unsuitable in full or part due to constraints, Option 3,5,7b,10,15,16,17,18,19 and 24 due to the sustainable placement, location and scale of these developments, these would be the preferred sites. This is likely to provide the most certainty for future development. Therefore these sites are not expected to have a significant impact on the River Wye SAC and Wye Valley Woodlands SAC.
- 5.7 The 26 site options above sites the majority are considered to unlikely to have a significant impact on the SACs. Most of these sites had no significant effect on the SACs, this is mostly down to the scale, location nature of the sites proposed as well as the majority of the sites were in or around the identified settlement boundary, deeming the locations a place of sustainable growth. Of the 26 sites, sites 1, 7a and 14 will have an uncertain if they would have a potential significant impact, primarily due to scale, site 14 scale and unsustainable location is likely to have an impact on the SACs. However as these are site options, and have not been selected, they do not require an appropriate assessment.
- 5.8 Due to numerous sites being granted planning permission the parish was able to exceed their Minimum housing target figure of 64 by 32 dwellings. The commitment sites have been screened at the planning application stage they have not been found to have a significant effect on the SACs. These sites are close to the identified settlements of Llangarron, Llangrove and Three Ashes. As the Llangarron Neighbourhood Plan progressed from options to re draft NDP policies, the Plan needed to identify ways in which the least effect on the two European sites could be achieved, alongside taking forward the preferred option from the consultation from the community.

### **Policies**

- 5.9 The NDP also sets out 15 policies on various topics based on the objective headings above, these include:

Policy SUS1: Sustainable Development  
Policy ENV1: Landscape and Biodiversity

Policy ENV2: Historic Assets and Village Character  
 Policy ENV3: Flooding  
 Policy ENV4 Public sewerage network and wastewater treatment works  
 Policy EMP1: New agricultural buildings and poly tunnels  
 Policy EMP2: Tourism and rural diversification

Policy HOU1: New housing development  
 Policy HOU2: Replacement dwellings in the countryside  
 Policy HOU3: Change of use of agricultural buildings to dwellings and holiday use  
 Policy TRA1: Promoting sustainable transport in new developments  
 Policy CSU1: Protecting existing community facilities and supporting investment in new  
 And improved facilities  
 Policy COM1: Communication  
 Policy ENG1: Proposals for incorporating renewable technology in developments  
 Policy ENG2: Proposals for new Renewable Energy Technology

## 6 Assessments undertaken to date the emerging Llangarron Plan NDP

- 6.1 As required under Regulation 102 of the Habitats Regulations 2010, a screening assessment has been undertaken to identify the 'likely significant effects' of the NDP. A screening matrix was prepared in order to identify whether any of the policies in the Plan would be likely to have a significant effect on the River Wye SAC or Wye Valley Woodlands SAC.
- 6.2 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.
- 6.3 The findings of the screening matrix can be found in the Screening Matrix in Appendix 3 of this report. Colour coding was used to record the likely impacts of the policies on the European site and its qualifying habitats and species as shown in the table 1 below.

Red	There are likely to be significant effects
Green	Significant effects are unlikely

- 6.4 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 River Wye SAC, Wye Valley Woodlands SAC, at this draft screening stage. Any likely significant effects would require an Appropriate Assessment to be required.

## 7 Conclusions from the Screening Matrix

- 7.1 None of the draft Llangarron Neighbourhood Plan (August 2020) policies were concluded to be likely to have a significant effect on the River Wye SAC and Wye Valley Woodlands SAC.
- 7.2 This is partly down to scale and extent of plan also the Llangarron Plan have allocated commitments sites already that have been assessed at the planning application stage and have been granted planning permission. For the policies contained in the plan there is sufficient policy criteria in Core Strategy policies LD2, SD3 and SD4 to ensure that development can only occur if these criteria are met.
- 7.3 Commitments and completions from April 2011-April 2020, target of 64. 31 have been completed and 65 have been granted planning permission. This exceeds the indicative housing target of 64 by 32 dwellings. The plan identified in their plan includes 7 commitment sites, along with drafting a settlement boundaries for Llangarron, Llangrove, Three Ashes and Llancloudy.
- 7.4 The commitment sites for development in Llangarron, are not directly on the river banks or adjacent to a watercourse that feeds into the River, and due to the scale of the sites for homes and businesses being of that is alignment with the scale of growth that is required by the Herefordshire Core Strategy, these would not have an appreciable effect on the River Wye SAC, i.e. that they were not likely to be significant.
- 7.5 There is mains drainage at Llancloudy Hill View, Llangarron Garron View No 2, Llangarron Herbert's Hill and Llangrove. The main waste water treatment works is Goodrich, where there is currently



limited capacity at Llangrove, and is within the neighbourhood area. It is expected for new development will need to adhere to the provisions of Policy SD4 of the Core Strategy. In Water Cycle Study addendum it states that the Growth can potentially be accepted within permit flow limit. It is recommended that liaison with the Water Company is needed before significant growth takes place.

- 7.6 In addition, the Nutrient Management Plan for the River Wye SAC should ensure that development within Herefordshire which can be accommodated within existing water discharge permits would not be likely to have a significant effect upon the River Wye SAC.
- 7.7 No mitigation measures have been included within the screening of the policies of the NDP. Policies of the Core Strategy and the NDP will form part of the development plans. A key requirement of the Core Strategy is to meet the Water Framework Directive.
- 7.8 Policy SD4 of the Core Strategy of the NDP indicate that development would not be permitted if wastewater treatment and water quality cannot be assured.
- 7.9 Policy LD2 of the 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. Llangarron NDP allocates commitment sites, where planning permission has already been granted on these sites have been screened at planning application and received planning permission. Permission was granted and were seen not to have an unlikely significant effect on the River Wye (including the Lugg) along with the Wye Valley Woodlands SAC. Therefore an AA is not required as the plan is criteria based consisting of mostly protective policies it is determined unlikely to have a significant impact on the SACs.
- 7.10 This review and rescreening in addition to the revisions following from the first regulation 14 consultation, have been found to be unlikely to result in significant effects on the River Wye SAC. ***It is therefore concluded that the Llangarron Neighbourhood Plan will not have a likely significant effect on the River Wye SAC and Wye Valley Woodland SAC.***

## **8 Identification of other plans and projects which may have ‘in-combination’ effects**

- 8.1 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).
- 8.2 It is seen that as this NDP does not go over and beyond the requirements set out in the Core Strategy.
- 8.3 Adjacent neighbourhood plans include Welsh Newton and Llanrothal Group (made), Peterstow (made), Whitchurch and Ganarew Group (made), Ballingham, Bolstone and Hentland Group, Brampton Abbots and Foy, Garway (at examination), Llanwarne and District, St Weonards and Marstow have not produced an NDP. These plans have not gone over and beyond the requirements set out within the Core Strategy for their area are not doing a NDP.
- 8.4 The HRA for the Core Strategy also identifies that both the Water Cycle Study for Herefordshire, which indicates the potential for planned water abstraction requirements combined with pressures on European Sites from the Core Strategy policies, and the work on the Nutrient Management Plan, to ensure the favourable conservation status of the SAC in respect of phosphate levels as soon as possible and at the latest by 2027, have both been considered as part of the in-combination assessment.
- 8.5 It is unlikely that the Llangarron Neighbourhood 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.

## **9.0 Conclusion**

- 9.1 With reference to sections 6 to 9 above, the modifications to the regulation 14 NDP is not considered to affect the findings of the previous HRA report. Equally the review in light of the *Sweetman* case is also not considered to affect the previous findings.

- 9.2 Therefore the earlier conclusions that the **Llangarron NDP will not have a likely significant effect on the River Wye SAC and Wye Valley Woodlands SAC.**
- 9.3 Any further amendments to policies (post August 2020) will be rescreened if required and an addendum to this report will be produced.

# Appendix 1

## Llangarron Options

1. Do nothing
2. No allocation of sites stick to criteria based policy
3. No estate scale development
4. (the preferred option) To concentrate the main bulk of development within Llangrove with a proportion of new development with Llangarron with limited individual sites in Llancloudy and Three Ashes.
5. Site One Land Adjacent Bay Tree Cottage
6. Site Two Land opposite the Royal Arms
7. Housing numbers

### **Site Options-25 sites in total**

<u>1.Land at Hill Farm Estate and Manor-Llancloudy</u>
<u>2.Land at Trejenna, Llangarron</u>
<u>3. Land south east of Llangrove</u>
<u>4. Land north of Brook Cottage, Farm Lane, Llangrove</u>
<u>5. Land east of Farm Lane, Llangrove</u>
<u>6. Land south of Brook Cottage, Farm Lane, Llangrove.</u>
<u>7a. Land north and west of The Granary, Llangarron</u>
<u>7b. Land north east of The Granary. Llangarron</u>
<u>8. Land adjacent to Potacre/ Herberts Hill, Llangarron</u>
<u>9. Land east of the A446, Llancloudy</u>
<u>10. Land at The Elms., Llangrove</u>
<u>11. Land between Llangarron Court and Langstone Court Farmhouse, Llangarron</u> Llangarron
<u>12. Land west of Myrtle Cottage, Llangrove</u>
<u>13.Land north of Llangrove Cottage, Llangrove</u>
<u>14. Little Trewen Farm</u>
<u>15. Garden of Alamaya House, Llangrove</u>
<u>16. Field south of land at The Elms, Llangrove</u>
<u>17. Land at Brooklands, Llancloudy</u>

<u>18. Land north east of The Business Centre, Llangarron.</u>
<u>19. Land adjacent to The Rowlands, Llancloudy</u>
20. The Old Reservoir, Tredunnock Farm, Llangarron Llangarron
<u>21. Land at the Homestead, Three Ashes (central)</u>
<u>22. Land at the Homestead, Three Ashes (east)</u>
<u>23. Land at the Homestead, Three Ashes (west)</u>
24. Land south of Chapel Meadows, Llangrove Llangrove
<u>25. Land at the Old Pound, Llangarron Llangarron</u>



# Appendix 2

**Table 1: HRA Screening of Emerging Neighbourhood Development Plan Options**

Parish Council Name: Llangarron

NDP Title: Llangarron Parish Neighbourhood Plan

Date undertaken: August 2020

NDP options	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
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.	River Wye (including the River Lugg) SAC  Wye Valley Woodlands SAC	N/A	N/A
No allocation of sites stick to criteria based policy	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.	River Wye (including the River Lugg) SAC  Wye Valley Woodlands 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.

<p>No estate large scale development</p>	<p>Housing development</p> <p>Increase in transport and facility use</p> <p>Increase in water and sewage waste production and water consumption</p> <p>Large scale sites</p>	<p>Uncertain as it depends where the large scale estate development is sited. Mitigation policies within the NDP and Core Strategy may not cover the potential large scale impact on the area.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands 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>Uncertain. Further details are required in terms of scale, location, and design type of materials to determine impact. Large scale estate housing growth is likely to be disproportionate and unsuitable for Llangarron.</p>
<p>To concentrate the main bulk of development within Llangrove with a proportion of new development with Langarron with limited individual sites in Llancloudy and Three Ashes.</p>	<p>Housing development</p> <p>Increase in transport and facility use</p> <p>Increase in water and sewage waste production and water consumption</p> <p>Small scale proportionate growth where the location would be determined by a criteria based policy.</p>	<p>Housing development will be proportionate in line with Core Strategy targets.</p> <p>Possible increase in recreation activities, vehicular movements and demand for water abstraction and treatment. Uncertain as to the impacts upon the River Wye SAC dependent on the location of development, however the policy would result in small scale growth.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands 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,</p>

<p>Site One Land Adjacent Bay Tree Cottage</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing located on the edge of settlement.</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.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. This site 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>No.</p>
<p>Site Two Land opposite the Royal Arms</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing located on the edge of settlement.</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.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. This site 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>No.</p>
<p>Housing numbers</p>	<p>Promotion of housing development on a small</p>	<p>Housing development will be proportionate in line with Core Strategy</p>	<p>River Wye (including</p>	<p>There are sufficient safeguards within other policies to avoid any</p>	<p>No.</p>

	scale.	targets.	the River Lugg) SAC Wye Valley Woodlands SAC	adverse impacts, and the inclusion of additional policy wording in the NDP.	
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NDP Site options	HRA Screening of Emerging NDP Site Options				
	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
1. <u>Land at Hill Farm Estate and Manor-Llancloudy</u>	<p>This site option could provide up to 97 dwellings on a 4.3ha plot</p> <p>Large scale increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site.</p>	<p>The location of the site is close to the settlement of Llangarron. However the large scale of proposed scheme is likely to have an impact on the water courses and Wye Valley woodlands.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>In combination with other development in the parish the large scale of the proposed scheme may cause direct and indirect impact to local wildlife and habitats. Further screening is recommended to conclude if there will be any likely significant effects.</p>	<p>Uncertain if the scale of potential site will have a potential impact. Further screening in form of an AA will help to determine this.</p> <p>As this site hasn't been selected an AA is not required.</p>



<p>2. <u>Land at Trejenna, Llangarron</u></p>	<p>This site option could provide up to 21 dwellings on a 0.9ha plot</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</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 to protect biodiversity and wildlife to ensure that there is no detrimental effect.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>
<p>3. <u>Land south east of Llangrove</u></p>	<p>This site option could provide up to 4 dwellings on a 0.16 plot</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</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 to protect biodiversity and wildlife to ensure that there is no detrimental effect.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>

	<p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</p>				
<p>4. <u>Land north of Brook Cottage, Farm Lane, Llangrove</u></p>	<p>This site option could provide up to 3 dwellings on a 0.1 ha plot</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</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 to protect biodiversity and wildlife to ensure that there is no detrimental effect.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>
<p>5. <u>Land east of Farm Lane, Llangrove</u></p>	<p>This site option could provide up to 1 dwelling on a 0.06ha plot</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</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 to protect biodiversity and wildlife to ensure that there is no detrimental effect.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>

	<p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</p>				
<p>6. <u>Land south of Brook Cottage, Farm Lane, Llangrove.</u></p>	<p>This site option could provide up to 10 dwellings on a 0.36 ha plot</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</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 to protect biodiversity and wildlife to ensure that there is no detrimental effect.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>
<p><u>7.A. Land north and west of The Granary,</u></p>	<p>This site option could provide up to 80 dwellings on a 3.58 plot</p>	<p>The location of the site is close to the settlement of Llangarron. However the large scale of proposed</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley</p>	<p>In combination with other development in the parish the large scale of</p>	<p>Uncertain if the scale of potential site will have a potential</p>

<p><u>Llangarron</u></p>	<p>Large scale increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</p>	<p>scheme is likely to have an impact on the nearby water courses and Wye Valley woodlands.</p>	<p>Woodlands SAC</p>	<p>the proposed scheme may cause direct and indirect impact to local wildlife and habitats. Further screening is recommended to conclude if there will be any likely significant effects.</p>	<p>impact. Further screening in form of an AA will help to determine this.</p> <p>As this site hasn't been selected an AA is not required.</p>
<p><u>7B. Land north east of The Granary. Llangarron</u></p>	<p>This site option could provide up to 37 dwellings on a 1.56 ha plot</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during</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 to protect biodiversity and wildlife to ensure that there is no detrimental effect.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>

	<p>construction.</p> <p>Noise pollution of site</p>				
<p>8. <u>Land adjacent to Potacre/Herberts Hill, Llangarron</u></p>	<p>This site option could provide up to 8 dwellings on a 0.3 ha plot</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</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 to protect biodiversity and wildlife to ensure that there is no detrimental effect.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>
<p>9. <u>Land east of the A446, Llancloudy</u></p>	<p>This site option could provide up to 48 dwellings on a 2.0ha plot</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication</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 to protect biodiversity and wildlife to ensure that there is no detrimental effect.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>



	<p>services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</p>				
10. <u>Land at The Elms., Llangrove</u>	<p>This site option could provide up to 12 dwellings on a 0.5ha plot</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</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 to protect biodiversity and wildlife to ensure that there is no detrimental effect.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>
11. Land between Llangarron Court and Langstone Court	<p>This site option could provide up to 3 dwellings on a 0.1 ha plot</p> <p>Increase in water usage, abstraction and sewage</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 to</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will</p>	<p>Not required.</p>

<p>Farmhouse, Llangarron Llangarron</p>	<p>treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</p>	<p>protect biodiversity and wildlife to ensure that there is no detrimental effect.</p>	<p>Woodlands SAC</p>	<p>only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	
<p>12. <u>Land west of Myrtle Cottage, Llangrove</u></p>	<p>This site option could provide up to 40 dwellings on a 1.66 ha plot</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</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 to protect biodiversity and wildlife to ensure that there is no detrimental effect.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>

	Noise pollution of site				
13. <u>Land north of Llangrove Cottage, Llangrove</u>	<p>This site option could provide up to 19 dwellings on a 0.8 ha plot</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</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 to protect biodiversity and wildlife to ensure that there is no detrimental effect.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>
14. <u>Little Trewen Farm</u>	<p>This site option could provide up to 38 dwellings on a 1.6 ha plot</p> <p>Large scale increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication</p>	<p>Uncertain if that there will be any significant effects on the European Site. The site is located near to Wye Valley Woodlands and River Wye SAC.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>In combination with other development in the parish the location and scale of the proposed scheme may cause direct and indirect impact to local wildlife and habitats. Further screening is recommended to conclude if there will be any likely significant</p>	<p>Uncertain if the location and scale of potential site will have a potential impact. Further screening in form of an AA will help to determine this.</p> <p>As this site hasn't been selected an AA is not required.</p>

	<p>services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</p>			effects.	
15. <u>Garden of Alamaya House, Llangrove</u>	<p>This site option could provide up to 14 dwellings on a 0.6 ha plot</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</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 to protect biodiversity and wildlife to ensure that there is no detrimental effect.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>
16. <u>Field south of land at The Elms, Llangrove</u>	<p>This site option could provide up to 5 dwellings on a 0.2 ha plot</p> <p>Increase in water usage, abstraction and sewage</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 to</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will</p>	<p>Not required.</p>

	<p>treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</p>	<p>protect biodiversity and wildlife to ensure that there is no detrimental effect.</p>	<p>Woodlands SAC</p>	<p>only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	
<p>17. <u>Land at Brooklands, Llancloudy</u></p>	<p>This site option could provide up to 3 dwellings on a 0.1 ha plot</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</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 to protect biodiversity and wildlife to ensure that there is no detrimental effect.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>



<p>18. <u>Land north east of The Business Centre, Llangarron</u></p>	<p>This site option could provide up to 3 dwellings on a 0.1 ha plot</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</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 to protect biodiversity and wildlife to ensure that there is no detrimental effect.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>
<p>19. <u>Land adjacent to The Rowlands, Llancloudy</u></p>	<p>This site option could provide up to 17 dwellings on a 0.7 ha plot</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</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 to protect biodiversity and wildlife to ensure that there is no detrimental effect.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>

	<p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</p>				
<p>20. The Old Reservoir, Tredunnock Farm, Llangarron Llangarron</p>	<p>This site option could provide up to 3 dwellings on a 0.13 ha plot</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</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 to protect biodiversity and wildlife to ensure that there is no detrimental effect.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>
<p>21. <u>Land at the Homestead, Three Ashes (central)</u></p>	<p>This site option could provide up to 7 dwellings on a 0.28 ha plot</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and</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 to protect biodiversity and wildlife to ensure that there is no detrimental</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any</p>	<p>Not required.</p>

	<p>parking demands</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</p>	effect.		SAC.	
<p>22. <u>Land at the Homestead, Three Ashes (east)</u></p>	<p>This site option could provide up to 7 dwellings on a 0.28 ha plot</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</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 to protect biodiversity and wildlife to ensure that there is no detrimental effect.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>

<p>23. <u>Land at the Homestead, Three Ashes (west)</u></p>	<p>This site option could provide up to 7 dwellings on a 0.28 ha plot</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</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 to protect biodiversity and wildlife to ensure that there is no detrimental effect.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>
<p>24. Land south of Chapel Meadows, Llangrove Llangrove</p>	<p>This site option could provide up to 14 dwellings on a 0.6 ha plot</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</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 to protect biodiversity and wildlife to ensure that there is no detrimental effect.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>

	<p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</p>				
<p>25. Land at the Old Pound, Llangarron Llangarron</p>	<p>This site option could provide up to 4 dwellings on a 0.17 ha plot</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction.</p> <p>Noise pollution of site</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 to protect biodiversity and wildlife to ensure that there is no detrimental effect.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>

# Appendix 3

**Table 2: HRA Screening of Emerging Neighbourhood Development Plan Objectives and Policies**

Parish Council Name: Llangarron

NDP Title: Llangarron Parish Neighbourhood Plan

Date undertaken: August 2020

NDP objectives, options policies	Mitigation measures to be considered, as necessary, through redraft of objective/option/policy and to be considered as part of Appropriate Assessment				
	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
Objectives					
<b>Objective 1: Sustainability</b>	To promote the creation of balanced communities with sufficient housing, business opportunities and facilities to meet all sectors of the community.  This policy promotes sustainable growth within the parish.	Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected	River Wye (including the River Lugg) SAC  Wye Valley Woodlands SAC	No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.	Not required.
<b>Objective 2: Environment</b>	Promotes measures to protect and enhance landscape setting and character of the villages, including heritage assets and protection of the wider	Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to	River Wye (including the River Lugg) SAC  Wye Valley Woodlands SAC	No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure	Not required.

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	<p>countryside.</p> <p>The visual aspects of the landscape and settlements within the parish will be protected and enhanced. Heritage assets and the wider countryside will also be protected.</p>	<p>protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected</p>		<p>that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	
<p><b>Objective 3: Employment</b></p>	<p>Promotes attracting suitable opportunities and supporting existing businesses. Recognises importance of tourism and agriculture to the parish economy. Home working will be supported if possible.</p> <p>New businesses and employment opportunities will be encouraged to start in the parish and existing businesses, particularly in tourism and agriculture will be supported. More people may be able to work from home.</p>	<p>Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>
<p><b>Objective 4: Housing</b></p>	<p>Seeks provision of sustainable energy efficient housing, that meets the needs of all sectors of the community, including both private and affordable sectors. Their scale, design and location should reflect the</p>	<p>Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will</p>	<p>Not required.</p>

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	<p>character of the area. New dwellings should be built to a high standard of design.</p> <p>New housing in the parish will be energy efficient, use sustainable energy and designed to a high standard. These homes will be available to both private and affordable housing residents. They will be in keeping with the areas character.</p>	wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected		only be permitted if there is no significant effect to the biodiversity of any SAC.	
<b>Objective 5: Roads and Traffic</b>	<p>Promotes measures for pedestrian and cyclist safety, whilst making sure the safety of other road users is not compromised. Public transport will be supported wherever possible.</p> <p>There will be more pedestrians and cyclists being able to travel in safety around the parish. Public transport will be available.</p>	Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.	River Wye (including the River Lugg) SAC  Wye Valley Woodlands SAC	No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.	Not required. This objective is a protective measure to address highway safety and traffic concerns.
<b>Objective 6: Community Facilities</b>	<p>Seeks to protect and promote the improvement of existing services, assets and facilities. Particular emphasis is given to improving footpaths, open spaces and play areas.</p> <p>The community's current facilities, assets and services</p>	Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water	River Wye (including the River Lugg) SAC  Wye Valley Woodlands SAC	No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there	Not required.

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	will remain viable and continue to exist. New ones will be encouraged and promoted. Hence more people will be able to meet their needs within the community. More people will be able to enjoy the improved footpaths and open spaces, so the health of local people will be improved.	quality of the SAC is not detrimentally effected		is no significant effect to the biodiversity of any SAC.	
<b>Objective 7: Communication</b>	Seeks to encourage development of faster broadband and other means of communication to allow businesses to operate and grow.  The Community will have access to means of faster communication so more businesses will be able to prosper in the area and more people may be able to work from home if necessary, hence reducing the need for travel.	Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected	River Wye (including the River Lugg) SAC  Wye Valley Woodlands SAC	No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.	Not required.
<b>Objective 8: Energy</b>	Encourages the use of sustainable energy, whilst seeking to make sure there is no detrimental impact on the character of the area or the people who live in it.  The carbon footprint of the	Unlikely that there will be any significant effects on the European Sites.  All developments are required to meet the criteria of Policy LD2 to protect biodiversity and	River Wye (including the River Lugg) SAC  Wye Valley Woodlands SAC	No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to	Not required.

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	community will be reduced with more people using sustainable forms of energy. The character of the area will be unaffected by this.	wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected		the biodiversity of any SAC.	
<b>Policies</b>					
<b>Policy SUS1: Sustainable Development</b>	<p>This policy sets out criteria to promote sustainable development within the parish.</p> <p>Criteria set out intends to minimise the environmental impact caused from new development.</p> <p>Natural character and housing mix retained.</p> <p>Increase of use of sustainable modes of transport.</p>	<p>This policy should ensure that:</p> <p>The local environment is maintained or enhanced; social cohesiveness and the local economy is supported; local infrastructure, including roads and highways, suffers no detrimental impacts and housing is centred around existing settlements.</p> <p>Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, this policy itself can help safeguard the parish against un sustainable development and aims not to strives to minimise impact on existing infrastructure. Water quality is not an issue in this part of the River Wye SAC. Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>

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<p><b>Policy ENV1: Landscape and Biodiversity</b></p>	<p>New development proposals should seek to protect or enhance the landscape character and biodiversity by assessing their impact upon them.</p> <p>Protection of biodiversity and natural landscape.</p> <p>Landscape and views are protected against inappropriate development.</p>	<p>Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC. Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>
<p><b>Policy ENV2: Historic Assets and Village Character</b></p>	<p>Policy to ensure that these points are not adversely affected by development, views are protected, and the use of appropriate designs and materials encouraged.</p> <p>Historic assets safeguarded.</p>	<p>Listed buildings, important landscapes and features and buildings considered of local or historic interest, as well as the character and setting of the parish will remain uncompromised by any new developments.</p> <p>Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC. Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>

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<p><b>Policy ENV3: Flooding</b></p>	<p>Policy to limit or prohibit development in certain flood zones or where it increases risk to other properties. Also places a requirement for developers to undertake flood risk assessments, provide detailed drainage proposals and explore use of SUDS.</p>	<p>The numbers of properties in the parish, new or otherwise, will not be subject to any increased risk of flooding as a result of the new development.</p> <p>Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC. Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>
<p><b>Policy ENV4:Public sewerage network and wastewater treatment works</b></p>	<p>This policy ensures before any new development will take place it has sufficient drainage.</p> <p>Avoids overloading of public sewerage network and wastewater treatment works.</p>	<p>Unlikely. This policy is likely to have a positive effect on the SAC as it ensure sufficient infrastructure for runoff is in place prior to new development.</p> <p>Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC. Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>

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		quality of the SAC is not detrimentally effected			
<b>Policy EMP1: New agricultural buildings and poly tunnels</b>	<p>Policy to ensure that proposals related to business activity are of an appropriate scale and use and will not have a detrimental impact upon the character and setting of the parish and its assets, including its highways.</p> <p>This policy provides criteria for appropriately sited and designed proposals for Live/work units will be supported along with poly tunnels.</p>	<p>Only businesses that are considered compatible with the setting of the parish will be able to base themselves here. Numbers of people working from home may increase.</p> <p>Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC. Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	Not required.
<b>Policy EMP2: Tourism and rural diversification</b>	<p>Policy to ensure that where required proposals enabling local farms to diversify are supported providing they conform to certain criteria. This also supports small scale tourism proposals.</p>	<p>The number of local farms able to diversify will increase providing they are of a suitable scale, do not impact upon highway safety or the rural character and setting of the parish.</p> <p>Unlikely that there will be any significant effects on</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC. Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	Not required.

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		the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected			
<b>Policy HOU1: New housing development</b>	<p>This policy sets out criteria for new housing development. This promotes a mixture of housing types, tenure as well as affordable housing contributions.</p> <p>Promotes use of sustainable energy systems and effective permeable drainage systems within the landscape design of schemes.</p>	Unlikely that there will be any significant effects on the European Sites. This policy sets out criteria to ensure new development will feature green design features to minimise environmental impact. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	No, water quality is not an issue in this part of the River Wye SAC. Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.	Not required.
<b>Policy HOU2: Replacement dwellings in the countryside</b>	<p>This policy sets out criteria for replacement dwellings in the countryside.</p> <p>Ensures dwellings will be in keeping with the nature of the existing site.</p>	Unlikely that there will be any significant effects on the European Sites Scale and nature of replacement dwellings are unlikely to have a significant effect. All developments are required to meet the	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	No, water quality is not an issue in this part of the River Wye SAC. Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any	Not required.

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		criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected		SAC.	
<b>Policy HOU3: Change of use of agricultural buildings to dwellings and holiday use</b>	Sets out criteria for change of use of agricultural buildings to dwellings and holiday use.  Appropriately scaled holiday homes developed.	Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected	River Wye (including the River Lugg) SAC  Wye Valley Woodlands SAC	No, water quality is not an issue in this part of the River Wye SAC. Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.	Not required.
<b>Policy TRA1: Promoting sustainable transport in new developments</b>	Sustainable transport links promoted  Increase in walking and cycling  Increase in electric charging points  Design and layout of car parking in keeping with council's parking standards	Unlikely that there will be any significant effects on the European Sites. This policy promotes sustainable transport and is unlikely to have a significant effect on the SACs.	River Wye (including the River Lugg) SAC  Wye Valley Woodlands SAC	No, water quality is not an issue in this part of the River Wye SAC. Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.	Not required.
<b>Policy CSU1: Protecting existing community facilities and supporting</b>	Policy in support of proposals that improve the range of facilities and services providing they meet certain criteria.	New or existing facilities and services in the parish will be supported providing there is no adverse impact to residential amenity, traffic	River Wye (including the River Lugg) SAC  Wye Valley Woodlands SAC	No, water quality is not an issue in this part of the River Wye SAC. Policy LD2 of the Core Strategy seeks to ensure that all development will	Not required.

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<p><b>investment in new and improved facilities</b></p>	<p>Community facility retention</p> <p>Improvement to existing facilities</p> <p>Potential for car park development and allotments</p>	<p>generation, parking, highway safety, noise and light pollution.</p> <p>Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected</p>		<p>only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	
<p><b>Policy COM1: Communication</b></p>	<p>Policy to ensure new developments include high speed broadband, and proposals that provide high quality communication throughout the parish will be supported providing they meet certain criteria.</p>	<p>Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC. Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>
<p><b>Policy ENG1: Proposals for incorporating renewable technology in developments</b></p>	<p>Policy to support suitably scaled renewable energy technology and associated infrastructure.</p> <p>Increase in nonphysical disturbances</p>	<p>Providing there is no detrimental impact on the character of the area, the setting of settlements and heritage assets, residential amenity and highway safety, proposals for renewable energy technology will be</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC. Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any</p>	<p>Not required.</p>

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		<p>supported.</p> <p>Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected</p>		SAC.	
<p><b>Policy ENG2: Proposals for new renewable energy technology</b></p>	<p>Policy to ensure that new developments include renewable energy technologies within their development.</p> <p>Increase in nonphysical disturbances</p> <p>New properties in the parish will include such technologies as solar or PV panels, ground or air source heat pumps and biomass boilers, hence carbon footprint will be reduced.</p>	<p>Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected,</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC. Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Not required.</p>

# Appendix 4

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**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)**

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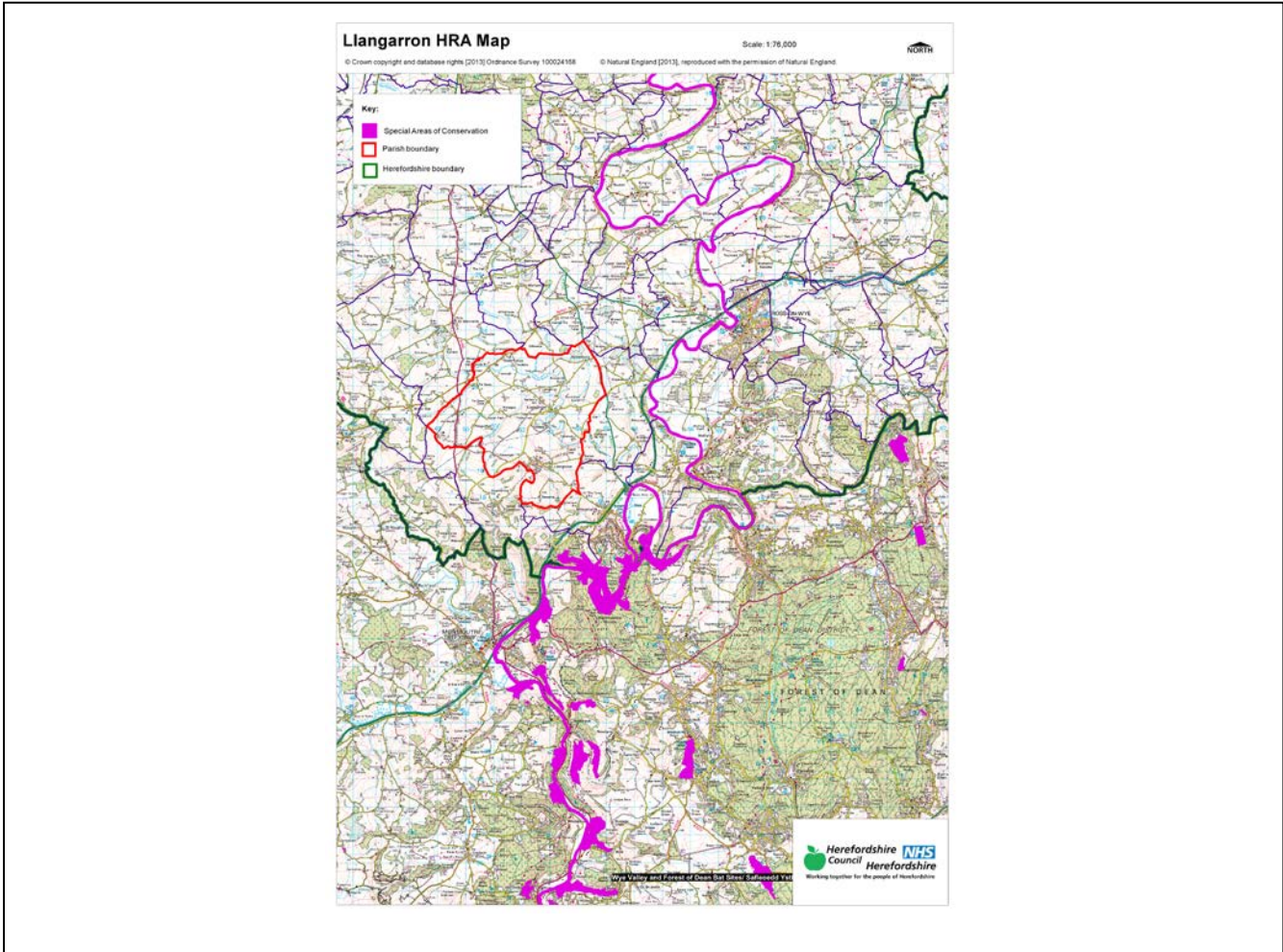
<b>Neighbourhood Area:</b>	Llangarron Neighbourhood Area
<b>Parish Council:</b>	Llangarron Parish Council
<b>Neighbourhood Area Designation Date:</b>	06/12/2012

### **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 1.6km away from the Parish border
Is the Neighbourhood Area in the hydrological catchment of the River Wye (including the River Lugg) SAC?	Y	The Parish is within the River Wye hydrological catchment area.
If yes above, does the Neighbourhood Area have mains drainage to deal with foul sewage?	Y	There is mains drainage at Lancloudy Hill View; Llangarron Garron View No 2; Llangarron Herberts Hill and Llangrove

**Downton Gorge SAC:**

Is the Neighbourhood Area within 10km of Downton Gorge SAC?	N	Downton Gorge is 50.5km 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 28.2km 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?	N	The Parish is 10.93km 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?	Y	The Parish is 3.04km 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 Llangarron Neighbourhood Area and a Full HRA Screening will be required.

**European Site**

*(List only those which are relevant from above)*

River Wye (including the River Lugg) SAC

Wye Valley Woodlands SAC

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

The following environmental features are within or in general proximity to the Llangarron 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.

<b>SEA features</b>	<b>Total</b>	<b>Explanation</b>	<b>SEA required</b>
Air Quality Management Areas	0	There are no AQMA's within the Parish	N
Ancient Woodland	3	Trebandy Wood (border), Nantywain Wood (border), St Wolstans Wood (border)	Y
Areas of Archaeological Interest	0	There are no AAI's within the Parish	N
Areas of Outstanding Natural Beauty	1	The Wye Valley AONB borders the Parish to the east	Y
Conservation Areas	0	There are no Conservation Areas	N
European Sites	0	There are no SACs within the Parish	N
Flood Areas		Flood Zones 2 and 3 follow the Llanerch Brook and the Garren Brook	Y
Listed Buildings	Numerous	There are numerous listed buildings within the Parish	Y
Local Sites (SWS/SINCs/RIGS)	3 (SWS)	Upper Heath and Lower Heath Woods (border), Nantywain Wood (border), Woodland at Welsh Newton and Common Hill (border)	Y
Long distance footpaths/trails	0	There are no Trails within the Parish	N
Mineral Reserves	0	There are no Minerals sites within the Parish	N
National Nature Reserve	0	There are no NNRs within the Parish	N
Registered & unregistered parks and gardens	1 Unregistered	Langstone Court	Y
Scheduled Ancient Monuments	0	There are no SAMs within the Parish	N
Sites of Special Scientific Interest	0	There are no SSSIs within the Parish	N

**Decision Notification:**

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

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

**Assessment date: 24/05/2013 re-assessed on 08/11/2013**

**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.

<b>Downton Gorge</b>
<b>Site Features:</b> <i>Tilio-Acerion</i> forests of slopes, screes and ravines
<b>Vulnerability data:</b> 10km for air quality associated with poultry units or other intensive agricultural practices.
<b>River Clun</b>
<b>Site Features:</b> Freshwater pearl mussel <i>Margaritifera margaritifera</i>
<b>Vulnerability data:</b> Water quality is important to maintain the site feature. Parishes either side of the River Clun will be affected.
<b>River Wye</b>
<b>Site Features:</b> 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>
<b>Vulnerability data:</b> 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: <a href="http://www.environmentagency.gov.uk/static/documents/Business/Otters_the_facts.pdf">http://www.environmentagency.gov.uk/static/documents/Business/Otters_the_facts.pdf</a> 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

