

# Habitats Regulations Assessment

Report for:

**Much Birch Neighbourhood Area**

**February 2021**



# **Much Birch Neighbourhood Plan HRA**

## **HRA Screening Assessment**

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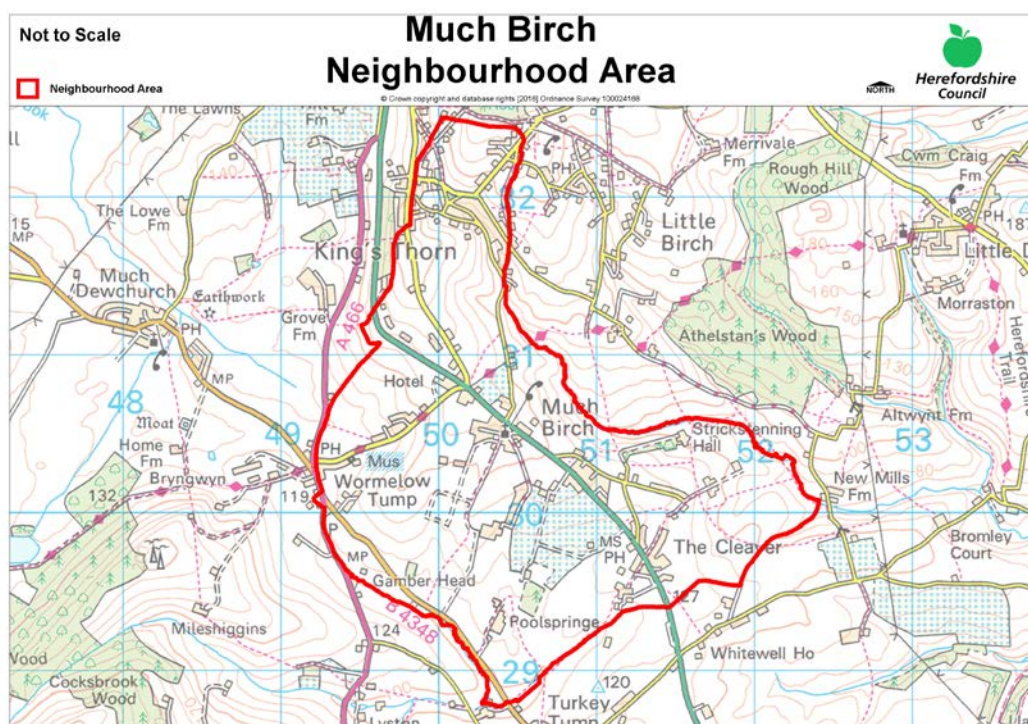
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## 1 Introduction

- 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 final Neighbourhood Plan is likely to have a significant effect on any European site(s).
- 1.2 Much Birch Parish Council have produced a Neighbourhood Development Plan for Much Birch Parish, in order to set out the vision, objectives and policies for the development of the Parish up to 2031. This HRA reviews the draft Much Birch Plan (November 2019).
- 1.3 The NDP allocates sites, contains criteria based policies and designates settlement boundaries within the settlement of Much Birch, The Cleaver, Wormelow, Kingsthorne . It provides general criteria policies that clarify and given more detail to those within the Herefordshire Core Strategy.
- 1.4 This requires a high level screening assessment to build upon the HRA Screening Assessment Report for the Core Strategy. It should be read in combination with the Core Strategy Habitat Regulations Assessment Report and ensures that there will not be any significant impacts upon Natura 2000 sites.
- 1.5 The map below shows Much Birch Neighbourhood Area to which this assessment related.



## 2 The requirement to undertake Habitats Regulations Assessment of neighbourhood plans

- 2.1 The requirement to undertake HRA of development plans was confirmed by the amendments to the “Habitats Regulations” published for England and Wales in July

2007 and updated in 2013. Therefore, when preparing its NDP, Much Birch 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 designations are collectively referred to as either **Natura 2000** or **European sites**. This means that a Screening Assessment is carried out with regard to the Conservation Objectives of the European Sites and with reference to other plans or projects to identify if any significant effect is likely for any European Site.
- 2.5 Herefordshire Council is aware of the recent judgement (People over Wind, Peter Sweetman vs Coillte). The Court of Justice of the European Union (CJEU) ruled that Article 6(3) of the Habitats Directive must be interpreted as meaning that mitigation measures should be assessed within the framework of an appropriate assessment and that it is not permissible to take account of measures intended to avoid or reduce the harmful effects of the plan on a European site at the screening stage. The initial screening undertaken in August 2016 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.

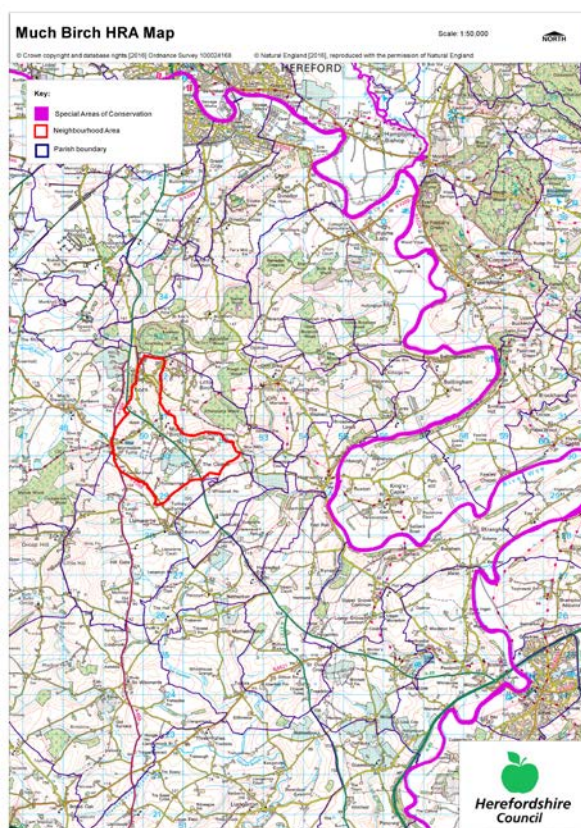
### 3 Methodology

- 3.1 Although the Much Birch NDP is not in direct management of any European sites, it does include proposals for development which may affect European sites. Therefore, 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. 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 addressed.

#### **4 Results of the Initial Screening Report and qualifying features of the European Sites**

- 4.1 The initial Screening report (August 2016) found that the River Wye (including the River Lugg) is located 2.5 km east of the parish however the parish falls within the hydrological catchment of the River Wye. Figure 2 below highlights the location of River Wye SAC, away from the parish 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.

Figure 2 below highlights the location of the River Wye (including River Lugg) in relation to the neighbourhood area.



### 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. There is no mains drainage at Much Birch, therefore new development is expected to have individual drainage. It is expected for new development will need to adhere to the provisions of Policy SD4 of the Core Strategy. There is no mains foul drainage within three of the four settlements or elsewhere within most the Parish. Wormelow is served by the Wastewater Treatment Works at Much Dewchurch which is understood to have some limitations that

Plan will be reviewed by Dwr Cymru Welsh Water within a future Asset Management period. The majority of properties within the Parish use septic tanks or similar for sewage disposal.

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. New development will need to adhere to the provisions of Policy SD4 of the Core Strategy.

## **5 Description of the Much Birch Neighbourhood Development Plan**

5.1 The draft Much Birch NDP presents detailed policies for development in the Neighbourhood Area, which is equivalent to the group parish boundary, up to 2031. The Plan begins by introducing its preparation and highlighting its issues.

5.2 The NDP then details the vision for the Group Parish over the Plan period; "Our community will be a place where people can enjoy living and working in a rural setting. The predominantly quiet, small scale nature of our parish will be preserved whilst accommodating the growth and development needed to meet the needs of the community and promote a sustainable and thriving community life."

There are six objectives of how this will be achieved. The objectives cover the following topics:

- Local environment
- New housing.
- Infrastructure and roads
- Community facilities
- Energy
- Economic development and Employment

5.3 The initial options for the NDP (refer to appendix 2) were assessed to determine their environmental impact that could affect the River Wye SAC. Of the five general options put forward the 'no NDP / do nothing' option was not considered viable for the Parish.

- Op 1- Do nothing
- Op2- Develop Small sites – up to a maximum of 4 dwellings. These sites would not normally form allocations but be infill plots within a settlement boundary should they fall within that defined for the village.

- Op 3- Develop Medium sized sites – 5 to 10 dwellings where it should be possible to achieve a limited variety of housing types in terms of size.
- Op 4- Develop a large site- 11+ dwellings, where a variety of dwellings would be sought and also an element of affordable housing.
- Op 5- Develop a medium and 1 large site.

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 three SACs.

- 5.4 As Much Birch Neighbourhood Plan progressed from options to draft NDP policies, the Plan needed to identify ways in which the Much Birch effect on the SAC, 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 Much Birch considered 39 site options in order to demonstrate potential to deliver proportionate growth within Much Birch. Option 1a, 2a , 4, 22 and 29 are the preferred options as the location, placement and nature of the sites are the least likely to cause a detrimental impact on the SAC.

- Site 1 Field East of Whitehouse 1A
- Site 2 Land South of Hollybush Lane 1B
- Site 3 Land East of Hollybush Lane 1C
- Site 4 Cleaver Field 1D
- Site 5 Land adjacent to Stables, Wormelow 2A
- Site 6 Stables, Wormelow 2B
- Site 7 Land to rear of properties off Tump Lane, Wormelow 2C
- Site 8 Field opposite Minster Farm 4
- Site 9 Field behind Tabor Court 6
- Site 10 Land adjacent to Hill Barn House 7
- Site 11 Thornbury, Near Aconbury Close 8
- Site 12 Western part of garden of Hollybush House 9
- Site 13 Field Adjacent to Hollybush Cottage 10
- Site 14 Land adjacent to Red House, Hollybush Lane 11
- Site 15 Land West of Wingfield Lodge 12A
- Site 16 Land to West of Convent 12B
- Site 17 Land adjoining Halbury House 13
- Site 18 Land between Hallow End House and Dew's Cottage, Much Birch. 14
- Site 19 Land at Treberva Fruit Farm. Middle entrance by Inglenook 15A
- Site 20 Land at Treberva Fruit Farm. Lower entrance (near to Axe & Cleaver) between road and Poolsnatch 15B
- Site 21 Land at Minster Farm 16
- Site 22 Between Bell View and Trewenn, off Wrigglebrook Lane 17A
- Site 23 Between Trewenn and the new house to north, off Wrigglebrook Lane 17B
- Site 24 Land at Highbury between Barrack Hill and Parish Lane, Kingsthorpe. 18
- Site 25 Garden Land at Old Post Office, Wormelow 20
- Site 26 Land west of Bigglestone (South side of lane) 21A



- Site 27 Land off unnamed lane, north of A49 at Axe and Cleaver 21B
- Site 28 Land adjacent to Bigglestone (East Site) 21C
- Site 29 Land adjacent to Bigglestone (West Site) 21D
- Site 30 Land off Barrack Hill (West Side) 22
- Site 31 Land off Warren Lane 23A
- Site 32 Land off Warren Lane 23B
- Site 33 Land off A49 to north of Hollybush Lane, north end. 24
- Site 34 Field between Hunter's lodge and Hill Barn House 25
- Site 35 Land adjacent to Cedar View 26
- Site 36 Land off Parish Lane, top field 27A
- Site 37 Land off Parish Lane, bottom field 27B
- Site 38 Land North of Belle View 28
- Site 39 Land adjacent to Valley View, off Barrack Hill 29

5.6 The majority 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 39 sites, sites 27A and 23A was deemed of having a potential significant impact, due to scale, size and location of the proposed scheme. However as these are options that have not been selected, they do not require an appropriate assessment.

5.7 Most of the site options were screened and were considered unlikely to have a significant effect on the SACs. The main concerns of development is impact on water quality. This constraint effects nearly all of potential development in Much Birch, however there are enough safeguards in the core strategy and design and placement of potential schemes can address this.

5.8 Three sites that have finally been selected have been already granted planning permission and are now commitment sites. Land amounting to 0.5 hectares at former Mushroom Farm, The Cleaver. Land amounting to 1.2 hectares at Court Farm, Much Birch and Land amounting to 1.4 hectares off Tump Lane, Much Birch. None of these are expected to have a significant effect on the SACs. This is due to locations and size of the potential development that is close to the defined settlement of Much Birch.

## Policies

6.1 The NDP also sets out 20 policies, now 17 policies post examination on various topics based on the objective headings above and also for group parish, these include:

**MB1: Promoting Sustainable Development**

~~**MB2: Development Strategy**~~ Deleted post examination

**MB3: Conserving the landscape and natural environment**

**MB4: Protecting Heritage Assets**

**MB5: Foul and Storm Water Drainage**

**MB6: Protection of Local Green Space/Open Space in Rosemary Rigby, Millennium Green, Wormelow, and Wormelow Cricket Ground.**

**MB7: Renewable and Low Carbon Energy Generation**

**MB8: Housing Development in Much Birch, King's Thorn, Wormelow and The Cleaver**

**MB9: Housing Site Allocations**

**MB10: Meeting Housing Needs**

- MB11: Affordable, including Intermediate Homes** Deleted post examination  
**MB12: Housing Design and Appearance**  
**MB13: Sustainable Design for Housing**  
**MB14: Traffic Measures within the Parish** Deleted post examination  
**MB15: Highway Design Requirements**  
**MB16: Protection and Enhancement of Community facilities**  
**MB17: Contributions to Community Facilities**  
**MB18: Rural Enterprises, Diversification and Tourism.**  
**MB19: Home based businesses**  
**MB20: Broadband and Telecommunication Infrastructure**

#### Screening of the draft plan (Reg14)

- 6.2 The screening matrix took the approach of screening each policy and objective individually, which is consistent with current guidance. The results from the HRA reports for the Herefordshire Local Plan (Core Strategy) were also taken into consideration.
- 6.3 None of the NDP objectives and policies were concluded to be likely to have a significant effect on the European sites. The settlement itself does not have the River Wye SAC within it, but is within the group parish. The settlement of Much Birch and site allocations are not in close proximity to the river and unlikely to have a direct significant impact on the SAC. Core Strategy policy SD3 and SD4 together with the Nutrient Management Plan will ensure that development can only occur if these policy requirements are met.
- 6.4 Much Birch have allocated sites, however the location and scale of the sites have been screened and seen to have an unlikely significant impact on the River Wye SAC. In many cases this is because the policies themselves would not result in development, i.e. they related instead to criteria for development and the SAC itself is not within the parish. In several cases the policies also included measures to help support the natural environment including biodiversity
- 6.5 In addition, as any development will require to meet the criteria of Policy LD2, Legal opinion had indicated that an AA is not required. The sites likely impact on the SAC can be determined at planning application stage when further details of the proposed housing scheme are known.
- 6.6 Dwr Cymru Welsh Water 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 within the hydrological catchment area of the River Wye SAC, the level of phosphate is not an issue which is causing concern within Much Birch area and NMP actions are unlikely to be required.
- 6.7 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.
- 6.8 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 framework.
- 6.9 It is unlikely that the Much Birch Group Neighbourhood Plan will have any in-combination effects with any Plans from neighbouring parish council due to the level of growth proposed is of the same that is proposed for the Ross on Wye Market Area in

the Herefordshire Core Strategy. Therefore it is concluded that the **Reg14 Much Birch group NDP would not have a likely significant effect on the River Wye (including the River Lugg) SAC.**

#### **Screening of modifications to NDP (Reg16)**

- 6.10 The Submission NDP (March 2020) incorporates additional policy criteria or wording to add clarity and emphasis throughout the document. Three policies have been rescreened in light of the changes. These policies have added more criteria to clarify type of development that is supported along with clarifying where settlement boundaries are for Wormmow Tump.
- 6.11 Policies MB 1, MB2 and MB14 has been rescreened along with all of the policies in appendix 6. Modifications made to several other policies of the plan are considered to be minor and would not have a significant effect on the results previously assessed. These were points of clarity and minor word changes.
- 6.12 The revised NDP policies are therefore unlikely to result in significant effects on the European site. 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.

#### **Screening of the modifications following the examination of the Much Birch NDP**

- 6.13 The plan was independently examined during February 2020 and as a result some minor modifications were made to a number of policies.
- 6.14 Many of the modifications made to the policies have been made to ensure wording clarity rather than changing the emphasis or direction of the policy. With this in mind, the review and assessment of the majority of policies have not altered from the initial assessments. Three policies MB2, MB11 and MB14, have been deleted as they were not considered to be land use policies in accordance with the NPPF and Core Strategy. Three policies MB8 and MB16 have been rescreened, modifications have amended criteria in these policies for clarification purposes and to help update the plan and help to achieve sustainable development, Policy MB16 have added the primary as a community facility to safeguard.
- 6.14 The legal opinion obtained following the Sweetman and Dutch case judgment is still relevant and Policy SD4 would apply. The Much Birch NDP area falls within the River hydrological catchment area.
- 6.15 This review and rescreening have been found to be unlikely to result in significant effects on the River Wye SAC. **It is therefore concluded that the modifications made have not resulted in any policy changes that would mean that the Much Birch NDP would not have a likely significant effect on the aforementioned European Sites**

#### **Assessments undertaken to date of the final Much Birch NDP policies**

- 6.17 Regulation 102 of the Habitats Regulations 2010 requires that a Screening Assessment be undertaken, in order to identify the 'likely significant effects' of an NDP. Accordingly, a screening matrix was prepared and this determined the extent to which any of the policies within the Much Birch NDP would be likely to have a significant effect on the

River Wye SAC. This has been repeated at each statutory stage of the NDP consultation process.

- 6.18 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.
- 6.19 The findings of the screening matrix can be found in the appendix. Colour coding was used to record the likely impacts of the policies on the European site and its qualifying habitats and species as shown in the table 1 below.

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

- 6.20 Following the *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 at this final 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 Much Birch Neighbourhood Plan policies were concluded to be likely to have a significant effect on the River Wye SAC (including the Lugg).
- 7.2 This is partly down to scale and extent of plan the Much Birch Plan and locations of the site allocations, all three sites 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 are currently 72 dwellings, exceeding the housing target figure of 57 by 15. The plan allocates settlement boundaries for development within Much Birch, Kingsthorpe, Axe and Cleaver and Wormelow. There are 3 commitment sites to provide up to 45 dwellings. All three housing site allocations have already received planning permission and are included within commitments. However none of these sites have been developed yet. Expected windfall to meet the housing target from 2011 to 2031 around 3 dwellings.
- 7.4 The allocated sites (commitment sites) for development in Much Birch and 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.
- a. For parts of Wormelow there is currently capacity at Much Dewchurch waste water treatment works, 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.

- b. 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.
  - c. 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.
  - d. 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.
  - e. 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. Much Birch NDP allocates sites, however the location and scale of the sites have been screened and seen to have an unlikely significant effect on the River Wye 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 River Wye SAC.
- 7.5 This review has been found to be unlikely to result in significant effects on the River Wye SAC. ***It is therefore concluded that the Much Birch Neighbourhood Plan will not have a likely significant effect on the River Wye SAC (including the Lugg).***

## **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 Little Birch and Aconbury (made), Llanwarne and District and are in the process of producing a neighbourhood plan. These plans have not gone over and beyond the requirements set out within the Core Strategy for their area. Much Dewchurch who are not producing a neighbourhood plan
- 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 Much Birch 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 modifications to the NDP are not considered to affect the findings of the previous HRA report. Equally the review in light of the *Sweetman* case is also not considered to affect the previous findings.
- 9.2 Therefore the earlier conclusions that the **Much Birch NDP will not have a likely significant effect on the River Wye SAC (including the Lugg)** remains valid.

## 10.0 Next steps

- 10.1 This submission report will be published alongside the final Much Birch NDP and the earlier HRA report and its addendum. This will be subject to undergo a referendum, and if successful this will go on to be a made plan.

# Appendix 1

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

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

**Conservation of Habitats and Species Regulations 2010 (d)**

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<b>Neighbourhood Area:</b>	Much Birch Neighbourhood Area
<b>Parish Council:</b>	Much Birch Parish Council
<b>Neighbourhood Area Designation Date:</b>	16 August 2016

### **Introduction**

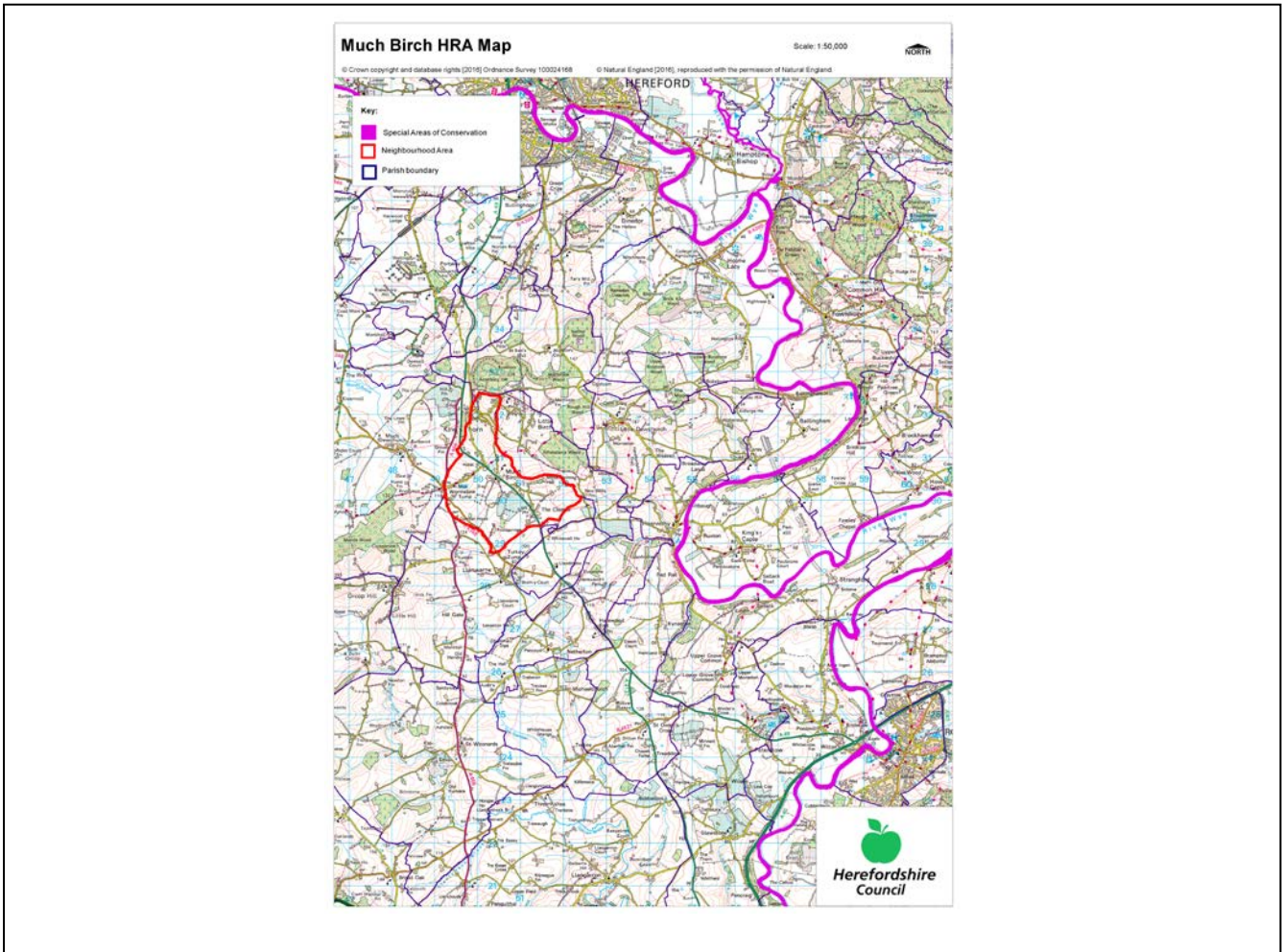
This Initial Habitat Regulations Assessment (HRA) and Strategic Environmental Assessment (SEA) Screening has been undertaken to assess whether any European sites exist within or in proximity to the Neighbourhood Area which could be affected by any future proposals or policies.

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



## HRA Initial Screening

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



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

Does the Neighbourhood Area have the River Wye (including the River Lugg) in or next to its boundary?	N	The River Wye (including the River Lugg) SAC is 2.5km away from the Parish
Is the Neighbourhood Area in the hydrological catchment of the River Wye (including the River Lugg) SAC?	Y	The Parish is within the River Wye hydrological catchment area.
If yes above, does the Neighbourhood Area have mains drainage to deal with foul sewage?	N	There is no mains drainage at Much Birch

### Downton Gorge SAC:

Is the Neighbourhood Area within 10km of Downton Gorge SAC?	N	Downton Gorge is 41km away from the Parish
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**River Clun SAC:**

Does the River Clun border the Neighbourhood Area	N	The River Clun does not border 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 Wye Valley and Forest of Dean Bat Sites are 16km away from the Parish
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**Wye Valley Woodlands SAC:**

Is the Neighbourhood Area within 10km of any of the individual sites that make up the Wye Valley Woodlands Site?	N	The Wye Valley Woodlands are 13km away from the Parish
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**HRA Conclusion:**

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

**European Site**

*(List only those which are relevant)*

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

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

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

SEA features	Within Neighbourhood Area		Bordering Neighbourhood Area	
	Total number	Name(s)	Total number	Name(s)
Ancient Woodland	0	-	8	Hamptons Rough Wood; Pullastone Wood; Williams Wood; Nether Wood; Lady Coppice; Elvaston Wood; Mynde Wood; Flat Wood.
Areas of Outstanding Natural Beauty (AONB)	0	-	1	Wye Valley.
Conservation Areas	0	-	1	Llanwarne.
Flood Areas	Flood Zones run along parts of the eastern and southern Parish boundary.			
Geoparks	0	-	0	-
Listed Buildings	There are numerous listed buildings throughout the Parish.			
Local Geological Sites (LGS)	0	-	0	-
Local Wildlife Sites (LWS)	0	-	8	Hamptons Rough Wood & The Firs; Williams Wood; Woodlands on Aconbury Hill; Athelstons & Rough Hill Wood and The Crickets; Margin of Wriggle Brook, near Tressock; Two ponds at Brom-y-Close;

				Woodlands around Weaver Hill; Helens Wood.
Mineral Reserves	0	-	0	-
National Nature Reserve (NNR)	0	-	0	-
Nature Trails	1	Herefordshire Trail.	1	Violette Szabo.
Registered Parks and Gardens	0	-	0	-
Scheduled Ancient Monuments (SAM)	0	-	4	Aconbury Camp; Ringwork 750m west of Grove Farm; Churchyard cross at St David's churchyard; Llanwarne church (St John the Baptist).
Sites of Importance in Nature Conservation (SINC)	0	-	0	-
Special Areas of Conservation (SAC)	0	-	0	-
Unregistered parks and gardens	0	-	4	Bryngwyn; Lyston House; The Mynde; Harewood Park.
			<b>SSSI Status</b>	
Sites of Special Scientific Interest (SSSI)	0	-	-	0
				<b>SSSI Status</b>

**Decision Notification:**

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

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

**Assessment date: 8 August 2016**

**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."

### 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

## **Much Birch Options**

*Housing development options*

### **Site Options**

**Op 1** *Do nothing*

**Op 2-** Develop Small sites – up to a maximum of 4 dwellings. These sites would not normally form allocations but be infill plots within a settlement boundary should they fall within that defined for the village.

**Op 3-** Develop Medium sized sites – 5 to 10 dwellings where it should be possible to achieve a limited variety of housing types in terms of size.

**Op 4-** Develop a large sites - 11+ dwellings, where a variety of dwellings would be sought and also an element of affordable housing.

**Op 5-** Develop a medium and 1 large site.

### **Site Options.**

Site 1 Field East of Whitehouse

Site 2 Land South of Hollybush Lane

Site 3 Land East of Hollybush Lane

Site 4 Cleaver Field

Site 5 Land adjacent to Stables, Wormelow

Site 6 Stables, Wormelow

Site 7 Land to rear of properties off Tump Lane, Wormelow

Site 8 Field opposite Minster Farm

Site 9 Field behind Tabor Court

Site 10 Land adjacent to Hill Barn House

Site 11 Thornbury, Near Aconbury Close

Site 12 Western part of garden of Hollybush House

Site 13 Field Adjacent to Hollybush Cottage

Site 14 Land adjacent to Red House, Hollybush Lane

Site 15 Land West of Wingfield Lodge

Site 16 Land to West of Convent

Site 17 Land adjoining Halbury House



Site 18 Land between Hallow End House and Dew's Cottage, Much Birch.

Site 19 Land at Treberva Fruit Farm. Middle entrance by Inglenook

Site 20 Land at Treberva Fruit Farm. Lower entrance (near to Axe & Cleaver) between road and Poolsnatch

Site 21 Land at Minster Farm

Site 22 Between Bell View and Trewenn, off Wrigglebrook Lane

Site 23 Between Trewenn and the new house to north, off Wrigglebrook Lane

Site 24 Land at Highbury between Barrack Hill and Parish Lane, Kingsthorpe.

Site 25 Garden Land at Old Post Office, Wormelow

Site 26 Land west of Bigglestone (South side of lane)

Site 27 Land off unnamed lane, north of A49 at Axe and Cleaver

Site 28 Land adjacent to Bigglestone (East Site)

Site 29 Land adjacent to Bigglestone (West Site)

Site 30 Land off Barrack Hill (West Side)

Site 31 Land off Warren Lane 23A

Site 32 Land off Warren Lane 23B

Site 33 Land off A49 to north of Hollybush Lane, north end.

Site 34 Field between Hunter's lodge and Hill Barn House

Site 35 Land adjacent to Cedar View

Site 36 Land off Parish Lane, top field

Site 37 Land off Parish Lane, bottom field

Site 38 Land North of Belle View

Site 39 Land adjacent to Valley View, off Barrack Hill

# Appendix 3

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

**Parish Council Name: Much Birch**

**NDP Title: Neighbourhood Development Plan**

**Date undertaken: November 2019**

NDP objectives and 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
<b>Option 1- Do nothing</b>	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 Lugg ) SAC	The measures set out in the Core Strategy policies and also the NDP policies should help to avoid adverse impacts upon the European site.	No.
<b>Option 2 – Develop Small sites – up to a maximum of 4 dwellings. These sites would not normally form allocations but be infill plots within a settlement boundary should they fall within that defined for the village.</b>	<p>This would lead to planned development to meet the growth requirements of the Core Strategy.</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>	Unlikely that there will be any significant effects on the European Site. All developments are required to meet 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 Lugg ) 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.	No.

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	<p>Light pollution</p> <p>Increase in non-physical disturbances during construction</p>				
<p><b>Option 3</b>– Develop Medium sized sites – 5 to 10 dwellings where it should be possible to achieve a limited variety of housing types in terms of size.</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 requirements are required to meet 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 Lugg ) 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>No.</p>
<p><b>Option 4</b> – Develop a large site- 11+ dwellings, where a variety of dwellings would be sought and also an element of affordable housing.</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>Large sites developed</p>	<p>Unlikely that there will be any significant effects on the European Site. All developments are requirements are required to meet 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 Lugg ) 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>No.</p>

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<p><b>Option 5-</b> Develop a medium and 1 large site.</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 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 Lugg ) 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>No.</p>
<p><b>Site Options</b></p>					
<p>Site 1 Field East of Whitehouse 1A</p>	<p>Development of large scale housing.</p> <p>Link two settlement areas together.</p> <p>Highway works to widen access.</p> <p>Increase in water usage, abstraction and sewage treatment</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 Lugg ) 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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>

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	construction				
Site 2 Land South of Hollybush Lane 1B	<p>Development of large scale housing.</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>	River Wye (including the Lugg ) SAC	<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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>
Site 3 Land East of Hollybush Lane 1C	<p>Development of medium scale housing.</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>	River Wye (including the Lugg ) SAC	<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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>

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Site 4 Cleaver Field 1D	<p>Development of medium scale housing.</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>	River Wye (including the Lugg ) SAC	<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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>
Site 5 Land adjacent to Stables, Wormelow 2A	<p>Development of medium scale housing.</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>	River Wye (including the Lugg ) SAC	<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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>
Site 6 Stables, Wormelow	<p>Development of medium to</p>	<p>Unlikely that there will be any significant effects on</p>	River Wye (including the Lugg ) SAC	<p>No, water quality is not an issue in this part of</p>	<p>No. This is unlikely to have a significant</p>

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2B	<p>large scale housing.</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>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>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>effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>
Site 7 Land to rear of properties off Tump Lane, Wormelow 2C	<p>Development of large scale housing.</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>	River Wye (including the Lugg ) SAC	<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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>

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<p>Site 8 Field opposite Minster Farm 4</p>	<p>Development of medium to large scale housing.</p> <p>Engineering works to improve access.</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>Criteria contained within the NDP ensures the design and layout of new development have no adverse effect on neighbouring amenity and wider agricultural setting.</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 Lugg ) 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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>
<p>Site 9 Field behind Tabor Court 6</p>	<p>Development of medium scale housing.</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>This site does not have any notable biodiversity value and does not open into the countryside to a significant degree.</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 Lugg ) 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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>

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	construction				
Site 10 Land adjacent to Hill Barn House 7	<p>Development of medium scale housing.</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>Development of the sites will result in a loss of hedgerows, which will a detrimental impact on the local diversity and natural landscape.</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>	River Wye (including the Lugg ) SAC	<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>Size and location of site may have adverse impact on the AONB and natural landscape.</p>	<p>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>
Site 11 Thornbury, Near Aconbury Close 8	<p>Construction of 1 dwelling.</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>Development of the site will result in a loss of hedgerows, which will a detrimental impact on the local diversity and natural landscape. This has potential adverse effect on views.</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</p>	River Wye (including the Lugg ) SAC	<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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>

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		detrimental effect.			
Site 12 Western part of garden of Hollybush House 9	<p>Construction of 1 dwelling.</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>	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.	River Wye (including the Lugg ) 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.	No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.
Site 13 Field Adjacent to Hollybush Cottage 10	<p>Medium scale housing development.</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>	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.	River Wye (including the Lugg ) SAC	The measures set out in the Core Strategy policies and also the NDP policies should help to avoid adverse impacts upon the European site.	No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.

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<p>Site 14 Land adjacent to Red House, Hollybush Lane 11</p>	<p>Small scale housing development.</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 Lugg ) 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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>
<p>Site 15 Land West of Wingfield Lodge 12A</p>	<p>Small to medium scale housing development.</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>Development of the sites will result in a loss of hedgerows, which will a detrimental impact on the local diversity and natural landscape.</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 Lugg ) 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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>

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<p>Site 16 Land to West of Convent 12B</p>	<p>Medium scale housing development.</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>Development of the site will result in a loss of hedgerows, which will a detrimental impact on the local diversity and natural landscape. This has potential adverse effect on views.</p> <p>Scale and location of site has potential impact on landscape requirements of the aonb. The large scale is likely cause disruption to extensive views and effect the nationally important landscape</p>	<p>River Wye (including the Lugg ) 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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>
<p>Site 17 Land adjoining Halbury House 13</p>	<p>Medium scale housing development.</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 Lugg ) 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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>

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<p>Site 18 Land between Hallow End House and Dew's Cottage, Much Birch. 14</p>	<p>Small scale housing development.</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 Lugg ) 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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>
<p>Site19 Land at Treberva Fruit Farm. Middle entrance by Inglenook 15A</p>	<p>Small scale housing development.</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 Lugg ) 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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>

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<p>Site 20 Land at Treberva Fruit Farm. Lower entrance (near to Axe &amp; Cleaver) between road and Poolsnatch 15B</p>	<p>Medium scale housing development.</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 Lugg ) 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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>
<p>Site 21 Land at Minster Farm 16</p>	<p>Large scale housing development.</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 Lugg ) 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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>

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<p>Site 22 Between Bell View and Trewenn, off Wrigglebrook Lane 17A</p>	<p>1-2 dwellings developed.</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 Lugg ) 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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>
<p>Site 23 Between Trewenn and the new house to north, off Wrigglebrook Lane 17B</p>	<p>1-2 dwellings developed.</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 Lugg ) 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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>
<p>Site 24 Land at Highbury between Barrack Hill and Parish Lane,</p>	<p>Small scale housing developed.</p> <p>Increase in water usage,</p>	<p>Unlikely that there will be any significant effects on the European Site. All developments are required</p>	<p>River Wye (including the Lugg ) SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC and Policy LD2 of the Core</p>	<p>No. This is unlikely to have a significant effect on the River Wye SAC if this site</p>

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Kingsthorne. 18	<p>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>	to meet the criteria of Policy LD2 to protect biodiversity and wildlife to ensure that there is no detrimental effect.		Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.	option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.
Site 25 Garden Land at Old Post Office, Wormelow 20	<p>1-2 dwellings developed.</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>	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.	River Wye (including the Lugg ) 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.	No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.
Site 26 Land west of Bigglestone (South side of lane) 21A	<p>2-4 dwellings developed.</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and</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	River Wye (including the Lugg ) 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	No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't

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	<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>biodiversity and wildlife to ensure that there is no detrimental effect.</p>		<p>development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>been put forward therefore does not require an Appropriate Assessment.</p>
<p>Site 27 Land off unnamed lane, north of A49 at Axe and Cleaver 21B</p>	<p>Large scale housing developed.</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 Lugg ) 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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>
<p>Site 28 Land adjacent to Bigglestone (East Site) 21C</p>	<p>2-4 dwellings developed.</p> <p>Increase in water usage, abstraction and sewage treatment</p> <p>Increase in traffic and parking demands</p> <p>Demand in broadband 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</p>	<p>River Wye (including the Lugg ) 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</p>	<p>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an</p>

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	<p>communication services.</p> <p>Light pollution</p> <p>Increase in non-physical disturbances during construction</p>	<p>detrimental effect.</p>		<p>biodiversity of any SAC.</p>	<p>Appropriate Assessment.</p>
<p>Site 29 Land adjacent to Bigglestone (West Site) 21D</p>	<p>2-4 dwellings developed.</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 Lugg ) 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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>
<p>Site 30 Land off Barrack Hill (West Side) 22</p>	<p>Medium scale housing development 5-10 dwellings.</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 Lugg ) 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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>

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	<p>Light pollution</p> <p>Increase in non-physical disturbances during construction</p>				
<p>Site 31 Land off Warren Lane 23A</p>	<p>Large scale housing developed.</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 Lugg ) 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>No. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>
<p>Site 32 Land off Warren Lane 23B</p>	<p>3-5 housing developed.</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</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 Lugg ) 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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>

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	disturbances during construction				
Site 33 Land off A49 to north of Hollybush Lane, north end. 24	<p>Large scale housing developed.</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>	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.	River Wye (including the Lugg ) 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.	No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.
Site 34 Field between Hunter's lodge and Hill Barn House 25	<p>Large scale housing developed.</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</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.	River Wye (including the Lugg ) 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.	No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.

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	disturbances during construction				
Site 35 Land adjacent to Cedar View 26	<p>Large scale housing developed.</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>	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.	River Wye (including the Lugg ) 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.	No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.
Site 36 Land off Parish Lane, top field 27A	<p>Small-medium scale housing developed.</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>	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.	River Wye (including the Lugg ) 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.	No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.

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	construction				
Site 37 Land off Parish Lane, bottom field 27B	<p>Small-medium scale housing developed</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>	River Wye (including the Lugg ) SAC	<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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>
Site 38 Land North of Belle View 28	<p>1-2 dwellings developed.</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>	River Wye (including the Lugg ) SAC	<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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>

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<p>Site 39 Land adjacent to Valley View, off Barrack Hill 29</p>	<p>Medium to large-scale housing developed.</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 Lugg ) 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>No. This is unlikely to have a significant effect on the River Wye SAC if this site option was chosen. This option hasn't been put forward therefore does not require an Appropriate Assessment.</p>
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# Appendix 4

## HRA Screening of Significant Changes (Objectives and Policies)

Parish Council Name: Much Birch

NDP Title: Much Birch Neighbourhood Plan

Date undertaken: November 2019

NDP objectives, options and policies significantly changed following Draft Plan Consultation	HRA Screening of significant changes (objectives, options and policies) following Draft Plan Consultation				
	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
OB1-Local Environment	<p>Protective measures for wildlife implemented.</p> <p>Improvement of biodiversity conditions, local wildlife, flora and fauna.</p> <p>Landscape character of area retained.</p> <p>Important views protected. Preserve rural character</p> <p>Noise reduction</p>	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC)	No	Not required. This objective strives to preserve and enhance the natural character of Much Birch. This objective does not require an AA as it is protective of natural assets and is unlikely to have any environmental impacts.
OB2-New Housing	<p>Criteria for new housing set out.</p> <p>Mixture of housing developed for all people in the community.</p>	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC)	No	Not required. This objectives sets out criteria for a mixture of sustainable new housing through controlled growth, this is unlikely to have a significant impact on the SAC and therefore does not require an

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					Appropriate Assessment.
OB3- Traffic and Roads	Promotion of highway safety and speed reduction  Reduction of traffic in the village  Increase in sustainable modes of transportation  Safer access routes created	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC)	No	Not required. This objective is a protective measure to address highway safety and traffic concerns.
OB4-Community Facilities	Retention and enhancement of community facilities.  Potential increase of activities taken place in existing facilities.  Increase in local foot traffic.	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC)	No	This objective provides protective criteria to ensure community facilities are retained and where possible facilities are enhanced.
OB5- Economic Development and Employment	Support of local businesses.  Increase in farm diversification.  Increase of use of natural resources.  Increase of tourism activities.	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC)	No	No. This objective sets out criteria for economic development and employment development. The criteria ensures impact caused from new development on the natural environment is minimised or avoided.
Policies					
<b>MB1:Promoting Sustainable Development</b>	New housing allocated in selected sites. Range of housing developed. Retention of community facilities and services. Promotion of farm diversification.	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	River Wye (including the Lugg SAC)	No	Not required. The scale and location of potential sustainable development is unlikely to have a significant impact on the SAC. Criteria is contained within this policy to ensure potential impacts are

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	Increase in water consumption. Non-physical disturbance during construction phase. Physical damage of disturbance on a localised scale.	wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.			minimised. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.
<b>MB2: Development Strategy</b>	New housing development within the designation settlements of Much Birch, King's Thorn, Wormelow and The Cleaver.  Development in Brownfield sites.  Increase in vehicle traffic.  Increased demand for water abstraction and sewage treatment.	Depending on type, location of infrastructure. Physical damage of disturbance. Non-physical disturbance such as noise.	River Wye (including the Lugg SAC)	No	Not required. The scale and extent of potential housing development is unlikely to have a significant impact on the SAC. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.
<b>MB3: Conserving the landscape and natural environment</b>	Safeguard existing landscape against inappropriate development.  Encouragement of sustainable development which preserves and protects the landscape, environment and habitats.  Identification of important views.  Tree cover and hedgerows extended.	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, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.	River Wye (including the Lugg SAC)	No	Not required. This policy strives to protect and enhance the natural landscape and natural environment, this could potentially have a positive impact on the SAC sites.

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<b>MB4: Protecting Heritage Assets</b>	<p>Sustainable re use of agricultural buildings.</p> <p>Heritage assets protected.</p> <p>Listed buildings protected.</p> <p>Further safeguards for heritage assets.</p>	<p>Unlikely that there will be any significant effects on the European Site.</p>	<p>River Wye (including the Lugg SAC)</p>	<p>No</p>	<p>Not required. This policy strives to protect and enhance the historic built environment, this could potentially have a positive impact on the SAC.</p>
<b>MB5: Foul and Storm Water Drainage</b>	<p>Strive to reduce impact of flooding within Much Birch.</p> <p>New development designed to appropriately reduce flood risk.</p> <p>Sustainable design promoted.</p> <p>Infrastructure development phased in line with infrastructure works within the plan period.</p> <p>Support for SUDs to be used in new development.</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, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected</p>	<p>River Wye (including the Lugg SAC)</p>	<p>No</p>	<p>Not required. This policy will not lead to development instead it provides criteria for development for drainage and flood management in the parish.</p> <p>The implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.</p>
<b>MB6: Protection of Local Green Space/Open Space in Rosemary Rigby, Millennium Green, Wormelow, and Wormelow Cricket Ground.</b>	<p>Protection of identified green space and open space.</p> <p>Continuation of use of recreational activities.</p> <p>Rosemary Rigby Millennium Green, Wormelow and Wormelow cricket ground retained.</p>	<p>None identified</p>	<p>River Wye (including the Lugg ) SAC</p>	<p>No</p>	<p>Not required. This policy strives to retain important green space and open spaces, this could potentially have a positive impact on the SAC sites.</p>

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<b>MB7: Renewable and Low Carbon Energy Generation</b>	Community energy schemes promoted. Reduction on carbon based energy usage in the long term.	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, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.	River Wye (including the Lugg SAC)	No	Not required. Policy criteria exist within the Core Strategy SD4 required to be met for the development to receive planning permission. The scale, location and extent of potential renewable energy development is unlikely to have a significant impact on the SAC.
<b>MB8: Housing Development in Much Birch, King's Thorn, Wormelow and The Cleaver</b>	New housing development within the designation settlement boundaries of Much Birch north, south, the Cleaver and Wormelow. Increase in vehicle traffic.  Increased demand for water abstraction and sewage treatment.  Increase in resource uses such as energy.	Depending on type, location of infrastructure. Physical damage of disturbance. Non-physical disturbance such as noise.	River Wye (including the Lugg SAC)	No	Not required. The scale and extent of potential housing development is unlikely to have a significant impact on the SAC. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.
<b>MB9: Housing Site Allocations</b>	3 Housing sites identified in the cleaver and Much Birch, to provide up to 43 dwellings.  Promotion of achieving housing target. Increased vehicle traffic Increased demand for water abstraction and sewage treatment Sustainable housing	Small scale housing development. Housing, infrastructure development Possible increase in recreation activities, vehicular movements and demand for water abstraction and treatment.  Physical damage of	River Wye (including the Lugg SAC)	No	Not required. The scale and location of potential housing development is unlikely to have a significant impact on the SAC. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.  Impact on the River Wye

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	growth.	disturbance on a localised scale. Non-physical disturbance such as noise.			SAC can be further assessed, when further details are known regarding new housing development. This will be assessed on a case by case basis.
<b>MB10: Meeting Housing Needs</b>	This policy sets out criteria for meeting housing needs.  More 2 and 3 bedroom housing developed.  Increase in home working and live work units.  Small reduction of commuter outfits.	None identified	River Wye (including the Lugg SAC)	No	An AA is not required. This policy sets out criteria to ensure housing needs are met. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.
<b>MB11: Affordable, including Intermediate Homes</b>	This policy sets out criteria for affordable and intermediate homes within the parish.	None identified	River Wye (including the Lugg SAC)	No	An AA is not required. This policy sets out criteria to ensure affordable housing needs are met. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.
<b>MB12: Housing Design and Appearance</b>	Design criteria for development to adhere to. The built character is protected along with landscape character.  Development design in keeping with local distinctiveness of area.	None identified. This policy outlines criteria to ensure new development to be in keeping with existing environment.	River Wye (including the Lugg SAC)	No	Not required. This policy will not lead to development instead it provides criteria for development for design and appearance of development in the parish.

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	Protection of landscape views, vistas and panoramas.				
<b>MB13: Sustainable Design for Housing</b>	<p>Promotion of sustainable design. Integration of low carbon technologies in housing design. Sustainable development encouraged. The built character is protected along with landscape character.</p> <p>Increase of use of sustainable transport.</p> <p>Reduction of development waste.</p>	None identified.	River Wye (including the Lugg SAC)	No	Not required. This policy will not lead to development instead it provides sustainable design criteria for developments to adhere to.
<b>MB14: Traffic Measures within the Parish</b>	<p>Promotion of safer roads. Improved sustainable modes of transport such as cycling, walking, and public transport links. Increase in walking and cycling.</p> <p>Decrease in traffic accidents.</p> <p>Development of transport Infrastructure. Traffic Calming Measures. Improvement of road Safety.</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, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.	River Wye (including the Lugg SAC)	No	Not required. This policy will not lead to development instead it provides traffic alleviation measures for developments to adhere to.

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<b>MB15: Highway Design Requirements</b>	<p>Sets out criteria for highway design.</p> <p>Sustainable development encouraged.</p> <p>Improvement of highway safety.</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, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.</p>	<p>River Wye (including the Lugg SAC)</p>	<p>No</p>	<p>Not required. This policy will not lead to development instead it provides highway design requirements for developments to adhere to. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.</p>
<b>MB16: Protection and Enhancement of Community facilities</b>	<p>Community areas safeguarded and enhanced.</p> <p>Renewable energy schemes developed.</p> <p>Continued use of community services.</p> <p>Increase in recreational activities.</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, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.</p>	<p>River Wye (including the Lugg SAC)</p>	<p>No</p>	<p>No, although this policy could result in the re development of new community facilities or the loss of existing provision to new uses, which depending on location could have potential effect on the River Wye SAC. The implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.</p>
<b>MB17: Contributions to Community Facilities</b>	<p>Support and upkeep of existing local community facilities.</p> <p>Promote new development of community facilities.</p> <p>Increase in vehicular movements.</p> <p>Increase in nonphysical disturbance.</p>	<p>None identified.</p>	<p>River Wye (including the Lugg ) SAC</p>	<p>No</p>	<p>Not required. This policy will not lead to development, instead it stipulates criteria for contributions from new development towards community facilities.</p>

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<b>MB18: Rural Enterprises, Diversification and Tourism.</b>	<p>Increased demand for water abstraction and sewage treatment.</p> <p>Increase in vehicular usage and traffic</p> <p>Increase in nonphysical disturbance.</p> <p>Increase in business Potential job creation</p>	<p>Small scale business development and potential employment growth.</p> <p>Physical damage of disturbance on a localised scale.</p> <p>Non-physical disturbance such as noise.</p> <p>Uncertain as to the impacts upon the River Wye SAC dependent on the location of any development.</p>	<p>River Wye (including the Lugg ) SAC</p>	<p>No</p>	<p>Not required. The scale and extent of agricultural diversification is unlikely to have a significant impact on the SAC. There are sufficient policy safeguards within the NDP and Core Strategy to help to ensure there are no likely significant effects on the River Wye SAC.</p>
<b>MB19: Home based businesses</b>	<p>Increase of small scale business</p> <p>Reduction of commuter traffic</p> <p>Demand for broadband and telecommunications</p> <p>Small increase in energy use</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, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.</p>	<p>River Wye (including the Lugg ) SAC</p>	<p>No</p>	<p>Not required. This policy is unlikely to have a significant impact on the SAC, therefore does not require an appropriate assessment. It is expected to be a small rise of energy and broadband use and decrease of commuter traffic therefore overall impact caused from home based businesses is small.</p>
<b>MB20: Broadband and Telecommunication Infrastructure</b>	<p>Broadband strengthen and improved</p> <p>Increase in local businesses and productivity</p> <p>Increase in working from home</p> <p>Greater connectivity to the county, country and globe.</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, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.</p>	<p>River Wye (including the Lugg ) SAC</p>	<p>No</p>	<p>Not required. This policy will not lead to development instead it provides broadband and telecommunication criteria, for new development to adhere to.</p>

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	Small decrease in vehicular usage				
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# Appendix 5

## HRA Screening of Significant Changes (Objectives and Policies)

**Parish Council Name:** Much Birch

**NDP Title:** Much Birch Neighbourhood Plan

**Date undertaken:** March 2020

NDP objectives, options and policies significantly changed following Draft Plan Consultation	HRA Screening of significant changes (objectives, options and policies) following Draft Plan Consultation				
	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
<b>MB1:Promoting Sustainable Development</b>	<p>New housing allocated in selected sites. Range of housing developed. Retention of community facilities and services. Promotion of farm diversification. Increase in water consumption. Non-physical disturbance during construction phase. Physical damage of disturbance on a localised scale.</p> <p>Changes to this policy following regulation 14 has amended- help to specify policy housing minimum housing, added safe access.</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, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.</p>	<p>River Wye (including the Lugg SAC)</p>	<p>No</p>	<p>Changes post reg 14 have help to clarify policy, an AA is still not required. The scale and location of potential sustainable development is unlikely to have a significant impact on the SAC. Criteria is contained within this policy to ensure potential impacts are minimised. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.</p>

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<p><b>MB2: Development Strategy</b></p>	<p>New housing development within the designation settlements of Much Birch, King's Thorn, Wormelow and The Cleaver.</p> <p>Development in Brownfield sites.</p> <p>Increase in vehicle traffic.</p> <p>Increased demand for water abstraction and sewage treatment.</p> <p>Changes to this policy following regulation 14 Additional criteria added, help clarify development strategy relating to RA3. Settlement boundary has changed for Wormelow Tump.</p>	<p>Depending on type, location of infrastructure. Physical damage of disturbance. Non-physical disturbance such as noise.</p>	<p>River Wye (including the Lugg SAC)</p>	<p>No</p>	<p>Changes post reg 14 have helped to clarify and tighten up this policy, an AA is still not required. The scale and extent of potential housing development is unlikely to have a significant impact on the SAC. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.</p>
<p><b>MB14: Traffic Measures within the Parish</b></p>	<p>Promotion of safer roads. Improved sustainable modes of transport such as cycling, walking, and public transport links. Increase in walking and cycling.</p> <p>Decrease in traffic accidents.</p> <p>Development of transport Infrastructure. Traffic Calming</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, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.</p>	<p>River Wye (including the Lugg SAC)</p>	<p>No</p>	<p>Additional criteria has been added to this policy post reg 14, this helps clarify the policy and makes the policy easier to implement. An AA is still not required. This policy will not lead to development instead it provides traffic alleviation measures for developments to adhere to.</p>

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	<p>Measures. Improvement of road Safety.</p> <p>Changes to this policy following regulation 14 Added criteria in local amenities and centre of employment rescreen.</p>				
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# Appendix 6



## **HRA Consultation Feedback**

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

**Parish Council Name: Much Birch PC**

**Neighbourhood Development Plan Name: Much Birch NDP**

**Consultation date:** 16 December 2019 to 11 February 2020

**Consultation title:** Regulation 14

No comments have been received in regards to the HRA.

# Appendix 7

## **HRA Consultation Feedback**

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

**Parish Council Name:** Much Birch PC

**Neighbourhood Development Plan Name:** Much Birch NDP

**Consultation date:** 27 May 2020 to 8 July 2020

**Consultation title:** Regulation 16

No comments have been received in regards to the HRA.

# Appendix 8

## Appendix 9: Modifications following Much Birch NDP examination (January 2021)

Policy	Modification recommended	Justification
Front cover	<b>Recommendation 1:</b> Revise the commencement date of the Plan to the year it is made on the front cover and elsewhere in the documentation.	For clarity and accuracy.
Policy maps	<b>Recommendation 2:</b> Include the Parish Policies Maps in the Plan. Number the site allocations as shown in Policy MB9.	For clarity.
Paragraph 4.7	<b>Recommendation 3:</b> Delete “strategic” from paragraph 4.7.	To reflect the NPPF in the interest of accuracy.
Policy MB2	<b>Recommendation 4:</b> Delete “Policy MB2” from the title of the section. Retain paragraphs 4.9 – 4.12 in the plan. Revise the second sentence of paragraph 4.11 to read: “ <i>Policy MB16 sets out the requirements that will be considered in assessing new or improved community facilities. These should be located in or adjacent to the development boundaries.</i> ” Add the following to the end of paragraph 4.11: “ <i>Policy MB18 sets out criteria that will be used in considering proposals for new or expanded business development.</i> ” Add the following to the end of Policy MB8: “ <i>New housing development will be supported on previously developed land outside but adjacent to development boundaries where the development accords with Core Strategy Policy RA2.</i> ”	For clarity, the policy is imprecise and repetitive.
Policy MB3	<b>Recommendation 5:</b> Revise Policy MB3 as follows: Revise the final sentence of criterion 3 to read: “A Tree Preservation Order <i>should</i> be made <i>to safeguard</i> any tree that has <i>public</i> amenity value that is affected by a development proposal. <i>Planning conditions may also be applied.</i> ”	For clarity and to reflect Tree Officer’s advice.
Policy MB4	<b>Recommendation 6:</b> Revise Policy MB4 as follows: Revise criterion 1 to read: “...to be accompanied by <i>appropriate</i> archaeological investigations.....” Add the following at the end of paragraph 5.7: “ <i>Policy LD4 of the Core Strategy sets out further requirements on development affecting heritage assets.</i> ”	For clarity and in accordance with NPPF.
Paragraph 5.8	<b>Recommendation 7:</b> Add the following to paragraph 5.8: “ <i>Further details of the considerations for avoiding flood risk areas and managing foul and surface water drainage are set out in Core Strategy Policies SD3 and SD4.</i> ”	For clarity, and to include references to the Core Strategy.
Policy MB6	<b>Recommendation 8:</b> Revise Policy MB6 as follows: Add the following to the end of the final paragraph of the	For clarity and for the policy to reflect

Policy	Modification recommended	Justification
	policy " <i>except in very special circumstances.</i> " Delete "/Open Space" from the title of Policy MB6.	national guidance on national policy.
Policy MB7	<b>Recommendation 9:</b> Revise Policy MB7 as follows: Revise the last sentence of the policy to read: " .....may be supported where they meet the above criteria."	For clarity and to better reflect the means of delivery for the plan and accordance with NPPF.
Policy MB8	<b>Recommendation 10:</b> Revise Policy MB8 as follows: <i>"New housing development will be supported within the development boundaries of Much Birch, King's Thorn, Wormelow and The Cleaver, as shown on the Policies Maps, where it constitutes sensitive infilling. Land outside the development boundaries will be regarded as countryside, where new housing development will only be supported where it complies with Core Strategy Policies RA3, RA5 or H2."</i> Include recommendation from Policy MB2: <i>"New housing development will be supported on previously developed land outside but adjacent to development boundaries where the development accords with Core Strategy Policy RA2.</i> Include recommendation from Policy MB12: <i>"New housing development in the countryside should avoid the coalescence of settlements."</i> Revise the development boundary at Much Birch to include the sites with planning permission under 170308/F and 200975/F.	For clarity and in accordance with NPPF.
<b>Policy MB9</b>	<b>Recommendation 11:</b> Revise Policy MB9 as follows: Revise the first line of the policy to read: "The following sites are included as housing commitments." Revise the title of the Policy to "Housing Commitments" Revise the key to the Policies Map to read " <i>Housing commitments</i> ". Update paragraph 6.11 and Table 1.	Improve clarity making it explicit the three sites are commitments.
<b>Policy MB10</b>	<b>Recommendation 12:</b> Revise Policy MB10 as follows: Delete "and, in particular, to meet local housing need." from the first sentence of Policy MB10.	Improve clarity of the policy.
<b>Policy MB11</b>	Recommendation 13: Delete Policy MB11. Move the policy text to an Appendix titled Community Actions. The Appendix should be introduced with a statement that the Appendix contains Community Actions and does not form part of the	Policy is a housing letting policy and not a planning policy, therefore deletion is recommended.

Policy	Modification recommended	Justification
	<p>Neighbourhood Development Plan. The text from Policy MB11 should be introduced as follows: "<i>The Parish Council will work with HC Housing Services to agree a local lettings connections policy as follows:.....</i>"</p> <p>Move paragraph 6.21 to the justification to Policy MB10 after Table 2 and revise it to refer to the Appendix on Community Actions. Move paragraph 6.22 to the justification to Policy MB12 and revise the first sentence to read: "...other policies set out in <i>the development plan.</i>"</p>	
<b>Policy MB12</b>	<p>Recommendation 14: Revise Policy MB12 as follows: Delete criterion 9 and add the following to Policy MB8: "<i>New housing development in the countryside should avoid the coalescence of settlements.</i>"</p> <p>Revise criterion 10 to read: "...undertake <i>Landscape and Visual Impact Assessments....</i>"</p>	<p>To ensure the policy conforms to NPPF and Core Strategy SD1.</p> <p>Further clarification.</p>
<b>Policy MB13</b>	<p>Recommendation 15: Revise Policy MB13 as follows: Revise the first sentence of the policy to read: "...footprint of <i>new housing development.</i>"</p>	<p>To ensure the policy conforms to NPPF and Core Strategy SD1.</p> <p>Further clarification.</p>
<b>Policy MB14</b>	<p>Recommendation 16: Delete Policy MB14. Move the Policy and its justification to the Appendix on Community Actions.</p>	<p>Deleted as the policy is not a Development Management Policy.</p>
<b>Policy MB15</b>	<p>Recommendation 17: Revise Policy MB15 as follows: Revise the first sentence to read: "Development proposals should ensure:" Revise criterion 6 to read: "Proposals should provide adequate on-site parking in accordance with Herefordshire Council's parking standards." Revise criterion 7 to read: "Internal road layouts <i>should</i> comply ...."</p>	<p>To ensure the policy conforms to NPPF and Core Strategy MT1.</p>
<b>Policy MB16</b>	<p>Recommendation 18: Revise Policy MB16 as follows: Delete the first and third paragraphs of the policy and replace them with: "<i>The following existing community facilities should be safeguarded and retained. Any proposals affecting these facilities or resulting in their loss will be considered in accordance with Core Strategy Policy SC1.</i>" Add "<i>Much Birch Church of England Primary School</i>" to the List of facilities. Delete "and services" from the second paragraph of the policy. Revise paragraph 8.2 as follows: Delete "and services" from the first sentence. Revise the fifth and following sentences to read: "<i>Core</i></p>	<p>To ensure consistency between policy and justification.</p>

Policy	Modification recommended	Justification
	<p><i>Strategy Policy</i>  SC1 encourages developments that might increase the viability of existing facilities, for example through diversification. The community would not wish..... that they are no longer viable. <i>Core Strategy Policy</i>  SC1 sets out the provisions for considering proposals that would result in the loss of community facilities. The two areas of open space in the parish are safeguarded as Local Green Space. Proposals that would result in the loss of any other areas of open space should be considered against Core Strategy Policy OS3. More open space may be required to meet the needs of the community and should be provided in accordance with Core Strategy Policy OS2. The provision of car parking..... and surgery.”  Show the community facilities and their curtilages on the Policies Maps.</p>	
Policy MB18	<p>Recommendation 19: Revise Policy MB18 as follows:  Revise the first sentence of the policy to read: “<i>Proposals for the creation of new rural businesses and the expansion of existing businesses, including the diversification of businesses and the development of tourism related businesses, will be encouraged where they are suitable.....</i>”  Revise criterion 8 to read: “<i>Not generate traffic that would adversely affect the amenity of residents or require highway improvements that would require the loss of important landscape features.</i>”  Revise the first sentence of paragraph 9.2 to read: “<i>This policy places emphasis upon the scale...</i>”</p>	Further clarification of the policy



# Appendix 9

## HRA Screening of Significant Changes post examination (Objectives and Policies)

**Parish Council Name:** Much Birch

**NDP Title:** Much Birch Neighbourhood Plan

**Date undertaken:** February 2021

NDP objectives, options and policies significantly changed following Draft Plan Consultation	HRA Screening of significant changes (objectives, options and policies) following Draft Plan Consultation	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
<b>MB8: Housing Development in Much Birch, King's Thorn, Wormelow and The Cleaver</b>	<p>New housing development within the designation settlement boundaries of Much Birch north, south, the Cleaver and Wormelow. Increase in vehicle traffic.</p> <p>Increased demand for water abstraction and sewage treatment.</p> <p>Increase in resource uses such as energy.</p>	<p>Depending on type, location of infrastructure. Physical damage of disturbance. Non-physical disturbance such as noise.</p>	<p>River Wye (including the Lugg SAC)</p>	<p>No</p>	<p>Changes to this policy post examination, have added clarification to development on previously developed land outside and adjacent to the settlement boundary.</p> <p>An AA is still not required. The scale and extent of potential housing development is unlikely to have a significant impact on the SAC. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.</p>	

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<p><b>MB16: Protection and Enhancement of Community facilities</b></p>	<p>Community areas safeguarded and enhanced.</p> <p>Renewable energy schemes developed.</p> <p>Continued use of community services.</p> <p>Increase in recreational activities.</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, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.</p>	<p>River Wye (including the Lugg SAC)</p>	<p>No</p>	<p>Changes to this policy post examination has added the primary to protect and enhance.</p> <p>An AA is still not required. This policy could result in the re development of new community facilities or the loss of existing provision to new uses, which depending on location could have potential effect on the River Wye SAC. The implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.</p>
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