

Appropriate Assessment

Report for:

Ashperton Neighbourhood Area

May 2021



Ashperton Neighbourhood Plan

Appropriate Assessment

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Executive summary

This report addresses the Appropriate Assessment (AA) stage of the HRA and considers the likely significant effects on the integrity of the River Wye (including the River Lugg) SAC. This NDP has been identified as requiring AA due to the neighbourhood area being within the hydrological catchment of the River Frome.

A previous Habitat Regulation Assessment has been undertaken on the Ashperton Neighbourhood Plan dated March 2020, however recent advice and responses from Natural England is indicating that a Stage 2 Appropriate Assessment is required.

This report addresses the Appropriate Assessment stage; outlines the task undertaken, the findings and recommendations to support the Ashperton Neighbourhood Plan through to adoption.

The Initial Screening report May 2015 found that the Neighbourhood Area is within the hydrological catchment of the River Frome SAC. The parish is 7.8 km away from the River Wye SAC but is within the River Frome catchment which is part of the hydrological catchment of the River Wye SAC. Therefore a full screening assessment is required.

The majority of the policies within the Ashperton NDP are not site allocations but have criteria to support development. They would all require a further planning application.

The site allocations S1 and S2 in Ashperton have also been assessed. It should be borne in mind that site allocations do not grant planning permission and all site allocations will be subject to a more detailed assessment at planning application stage.

The most significant issue with the Lugg catchment is regarding water quality and these issues form the majority of the assessment of these policies. The distance from the River Frome, River Lugg and River Wye results in no direct disturbance on the qualifying feature of the SAC from the policies within the development plan.

At this stage the appropriate mitigation measures can also be considered against each of the policies. The table with appendix 3 indicates where this has been the case. Herefordshire Council are investigating a wide range of mitigation measures and working with partners to resolve the current water quality issues within the Lugg catchment. The mitigation measures references within the document could be expanded and refined prior to any planning permissions in association with the policies of this development plan are approved.

The results of this Appropriate Assessment indicate that there will not be a significant effect on the integrity of the River Wye (including River Lugg) SAC or the (include any other) when the mitigation and avoidance measures have been taken into account.

1 Introduction

- 1.1 This report address the Appropriate Assessment (AA) stage of the HRA and considers the likely significant effects on the integrity of the River Wye (including the River Lugg) SAC. This NDP has been identified as requiring AA due to the neighbourhood area being within the hydrological catchment of the River Frome.
- 1.2 A previous Habitat Regulation Assessment has been undertaken on Ashperton Neighbourhood Plan March 2020, however recent advice and responses from Natural England is indicating that a Stage 2 Appropriate Assessment is required.
- 1.3 This report addresses the Appropriate Assessment stage; outlines the task undertaken, the findings and recommendations to support the Ashperton Neighbourhood Plan Neighbourhood Plan through to adoption.
- 1.4 Ashperton Parish Council has produced Neighbourhood Plan for Ashperton in order to set out the vision, objective and policies for development within the area up to 2031. This Neighbourhood Plan will support the policies within the adopted Herefordshire Core Strategy and if adopted form part of the Herefordshire Development Plan. The Neighbourhood Plan is current at post examination stage, pending a referendum.
- 1.5 Below shows a map of the neighbourhood plan

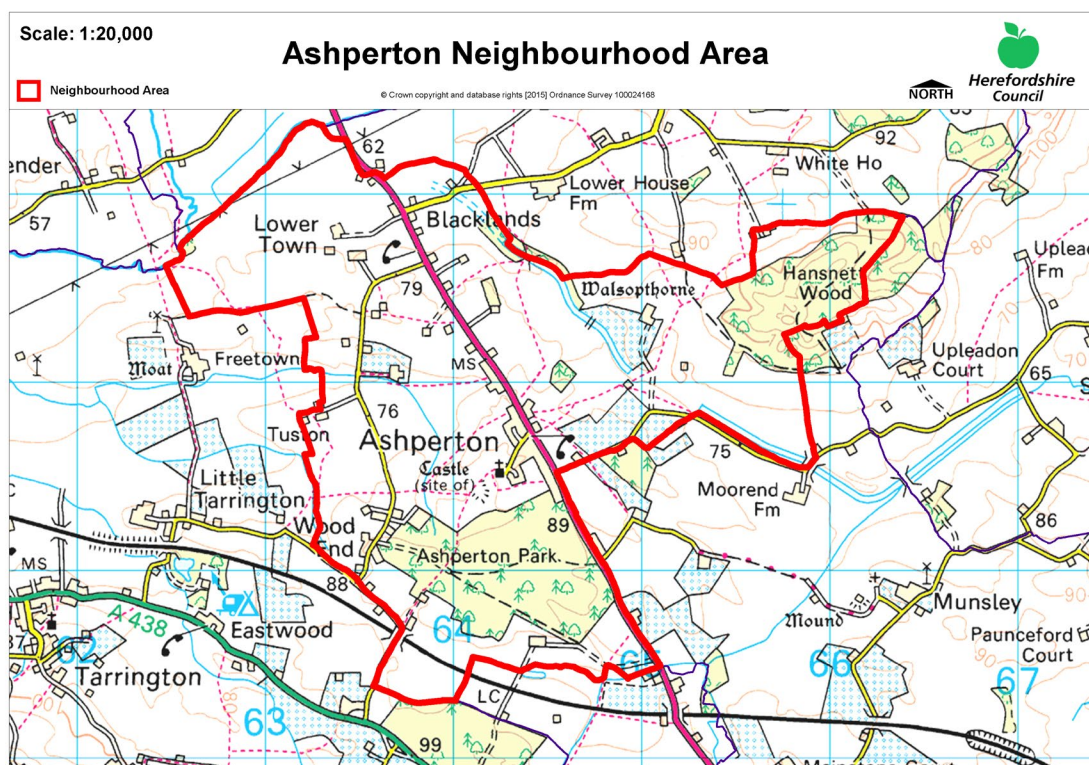


Figure 1 Map of Ashperton area

2 Requirement for the HRA

- 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 and now included within the Conservation of Habitats and Species Regulation 2019 ‘the Habitats Regulations’. Therefore, when preparing its neighbourhood plan, Ashperton Parish Council is required by law to carry out an assessment known as “Habitats Regulations Assessment”. It is also a requirement in Regulation 32 schedule 2 of the Neighbourhood Planning Regulations 2012.

- 2.2 Herefordshire Council is aware of the recent judgment (People over Wind, Peter Sweetman vs Coillte). The Court of Justice of the European Union (CJEU) ruled that 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 May 2015 and concluded that a full HRA would be required
- 2.3 The Co-operation Mobilisation (The Dutch case) ruling will also have an impact on Herefordshire in the areas within the catchment of the River Lugg. As this Neighbourhood Area is within the River Lugg catchment area and therefore there is a requirement for a Stage 2 Appropriate Assessment to be undertaken.

3 Stage 2 – Appropriate Assessment

- 3.1 As highlighted above the Ashperton Neighbourhood Plan is required to be subject to a Stage 2 Appropriate Assessment as it falls within the River Frome catchment area and within the River Wye (including Lugg) catchment area.
- 3.2 The screening under on May 2015 has identified that the plan may have potential impacts and effects on the following European sites:
 - River Wye (including the River Lugg) SAC

The map below shows the Ashperton Neighbourhood Area in relation to the European Sites.

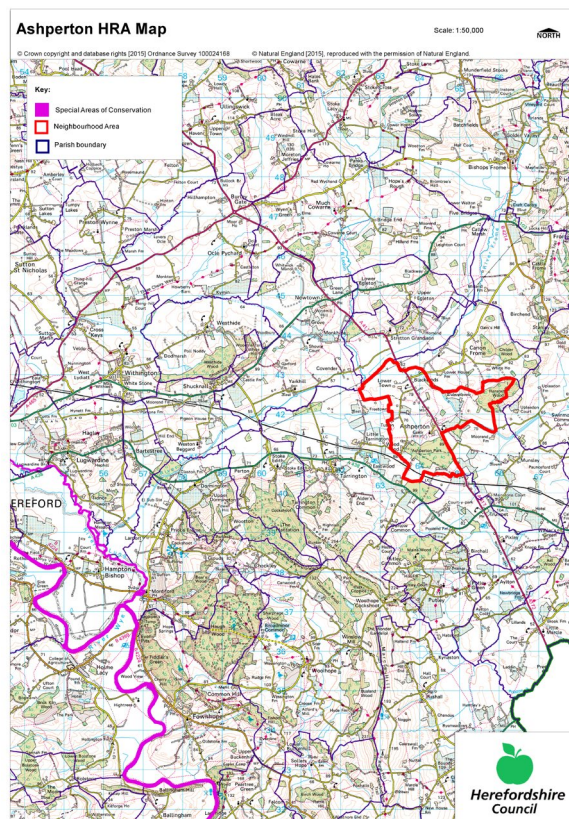


Figure 2-Map of SAC in Ashperton

- 3.3 Previous Habitat Regulation Assessment have been undertaken in December 2017, January 2019, August 2019 and March 2020, whilst the neighbourhood plan has been in production. Consultation has taken place on each iteration of the report and these can be seen in Appendix 2. Recent advice and responses have indicated that further Appropriate Assessment work is required specifically within the River Lugg catchment area to consider the impact of any Neighbourhood Plan on water quality within the catchment.
- 3.4 The requirements of the Appropriate Assessment can be broken down into 5 areas;
- 1 Scoping
 - Collect information regarding the National Network Site
 - Any additional Environment Condition information
 - 2 Assessing the impacts
 - Assess the impacts of the neighbourhood plan policies and proposals
 - Consider the in-combination effects
 - Consider the cumulative effects
 - 3 Mitigation measures
 - Consider the potential mitigation measures
 - 4 Summary and recommendations
 - 5 Consultation

4 Scoping

- 4.1 The initial Screening report May 2015 found that the Neighbourhood Area is within the hydrological catchment of the River Wye (including the River Lugg) SAC. The parish is 7.8km away from the River Wye but is within the River Frome catchment which is part of the hydrological catchment of the River Wye SAC. Therefore a full screening assessment is required.
- 4.2 There is also a duty under the Water Framework Directive to ensure that proposals for growth do not adversely affect the river water quality and this included the associated watercourses flowing into the rivers.

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

- 4.3 The River Wye forms one of the longest near natural rivers in England and Wales. It is 25km in length and within Herefordshire runs from Hay-on-Wye to Monmouth passing through Hereford and Ross-on-Wye. This section of the river is a rare example of eutrophic river and has not been subject to straightening.

There are a number of qualifying site features within the English section of the River Wye SAC:

- Water crowfoot vegetation
- White-clawed crayfish
- Sea Lamprey
- Brook lamprey
- River Lamprey
- Twaite shad / Allis shad
- Atlantic salmon
- Bullhead
- Otter

- 4.4 The issues associated with maintaining the sites integrity include water levels and flow, water quality, eutrophication (nitrogen enrichment), sedimentation, disturbance and species maintenance.
- 4.5 The vulnerability data is indicating that any site allocations and policies should avoid developments within 100m of the designated banks to avoid proximity impacts.
- 4.6 The River Wye SAC can be sensitive to changes in water quantity and quality. There are some sections of the River Wye SAC, mainly the River Lugg catchment area, where the water quality targets are already exceeding set levels and therefore the river is failing its 'favourable condition' status. This area is subject to measure to reduce nutrients particularly phosphates in line with the targets. In light of the interpretation of the Dutch Case where a Site is failing its water quality objectives and is classified as unfavourable condition, there is limited scope for the approval of additional damaging effects and measures that can't be relied upon or are uncertain. The neighbourhood plan being assessed here is within the Lugg catchment area.
- 4.7 However, the River Wye SAC as a whole is not currently failing its conservation status water quality levels but there are growth concerns that other stretches of the river could deteriorate in water quality following future Environment Agency testing.

Environmental condition data for the River Wye SAC

- 4.8 The River Lugg is considered to be 'failing' its water quality targets because it has exceeded the phosphate limit over 3 years testing period. Testing is undertaken between March and September by the Environment Agency.
- 4.9 Phosphorous enter the river via two distinct avenues: point source pollution (waste water treatment works 'WWTW') and diffuse source pollution (run off from roads and agricultural).
- 4.10 Discharges from WWTW are monitored and controlled by the issuing of Permitted Discharge Consents but diffuse pollution depends upon a number of different factors including land management, stock near to rivers and run off.
- 4.11 The Wye and Lugg Monitoring Dashboard indicates that as at 2019 (the latest figures published), the phosphate levels within the River Lugg at the testing point at Mordiford Bridge were recorded as 0.12mg/l with the target set at 0.05mg/l.
- 4.12 In 2019, the sewerage treatment works within the Lugg catchment area were reporting 100% compliance with phosphate limits.
- 4.13 For the Upper Wye (at Carrots Pool, Hereford) it is within target at 0.01mg/l against the target of 0.03mg/l and within the Lower Wye (at Holme Lacy) it is 0.03mg/l against the target of 0.03mg/l. The sewerage treatment works within the Upper and Lower Wye are also reporting 100% compliance with their phosphate limits.

5 Description of the Ashperton Neighbourhood Plan

- 5.1 The draft Ashperton Neighbourhood Plan presents detailed policies for development in the Neighbourhood Area up to 2031. All neighbourhood plans are required to be in general conformity with the adopted Herefordshire Core Strategy. Proportional growth for development is contained within the Core Strategy Policy RA1 and RA2 and neighbourhood plans will seek to allocate this proportional of development to be in conformity with the Core Strategy.

- 5.2 The Plan begins by introducing its preparation and highlighting its issues. It then details the vision for the parish over the plan period until 2031 together with a seven objectives to realise that vision:

The four objectives cover the following topics.

- Housing
- Environmental Sustainability
- Roads and traffic
- Community Services and Facilities

- 5.3 The initial options for the NDP (refer to appendix 4) were assessed to determine their environmental impact that could affect the River Wye SAC. Of the 5 general options put forward the 'no NDP / do nothing' option was not considered viable for the Parish. All of which indicated towards growth however all the options would be seeking to provide proportional growth in line with the Core strategy.

- 5.4 The neighbourhood plan also sets out 18 general policies on a variety of topic bases areas and 4 site allocations. These policies include:

- H1: Number of New Houses
- H2: Settlement Boundary
- H3: Housing Mix and Tenancy
- H4: Type of Housing
- H5: Rural Exception Sites
- D1: Design Appearance
- D2: Scale and Phasing of Development
- D3: Technical Design
- E1: Landscape
- E2: Tranquillity
- E3: Cultural Heritage
- E4: Wildlife and the Natural Environment
- RE1: Small Scale Renewable Energy
- RE2: Commercial Renewable Energy
- ST1: Accommodating Traffic Within the Parish
- SB1: Supporting Local Business
- SB2: Work Space Development
- SB3: Change of Use
- SB4: Provision of Broadband and Mobile Telephone Services

Site Allocations

- S1 Land between Pearscroft and Hopton House
- S2 Land opposite Peasecroft
- S3 Land behind Milestone Cottage and Peasecroft (Subsequently granted planning permission)
- S4 Land adjacent to 'The Farm' (Subsequently granted planning permission)

- 5.5 The plan has current reached post examination stage and the report assesses the policies as at May 2021.

6 Assessing the impacts of the Ashperton Neighbourhood Plan

- 6.1 Each of the policies and proposals of the neighbourhood plan have been considered in more detail to ascertain whether the impacts are likely to have a significant effect on the site integrity and in combination with other neighbourhood plans and policies.
- 6.2 There are a number of potentially relevant plans and projects which may result in in-combination effects with the Core Strategy across Herefordshire, these plans have been reviewed and can be found in Appendix 2 of the HRA of the Core Strategy and specifically for this neighbourhood plan in the Stage A report dates (January 2016).
- 6.3 In terms of growth, the neighbourhood plan does not contribute above and beyond the growth targets for the housing market area requirements as set out within the Core Strategy.

The adjoining area neighbourhood plan are:

- Stretton Grandison-Awaiting referendum
- Coddington-Not drafting NDP
- Tarrington- At examination
- Pixley and District- Adopted NDP
- Yarkill-Adopted NDP

- 6.4 The combination of the growth proposed within these plans does not exceed that set out within the Core Strategy.
- 6.5 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 review work on the Nutrient Management Plan, have both been considered as part of the in-combination assessment.
- 6.6 It is unlikely that the Ashperton Plan will have any in-combination effects with any plans from neighbouring parish councils as the level of growth proposed is the same as that proposed for the Ledbury Housing Market Area in the Herefordshire Core Strategy.
- 6.7 A matrix has been used to assess all the policies and proposals within the neighbourhood plan and full details can be seen in appendix 3.

7 Mitigation measures

- 7.1 An Appropriate Assessment is being undertaken as the Ashperton Neighbourhood Plan is located within the River Frome catchment area.
- 7.2 It is therefore the ability to consider any potential mitigation measures which could be applied which would reduce the likely significant effects on the integrity of the site. The following potential mitigation measures are indicated below.
- 7.3 **Policy SD4**
Policy SD4 is contained within the adopted Herefordshire Core Strategy. This is not seen as a mitigation measure as the development plan should be read as a whole. However compliance with the policy is required for any planning application within the River Lugg catchment area. Therefore no site allocations proposed within the neighbourhood plan will receive planning permission unless they can also meet the criteria of Policy SD4.

- 7.4 It should be borne in mind that site allocations do not grant permission for a site and do not directly lead to development. All site allocations will still require planning permission to be granted before any development can take place. This means that all site allocation will be subject to a further environmental assessment/Habitat Regulation Assessment/Appropriate Assessment prior to development taking place or any potential impact to the SAC directly.
- 7.5 **Waste Water Sewage Treatment works**
Dwr Cymru Welsh Water (DCWW) are making improvements to its Waste Water Treatment Works to reduce phosphate levels from the treatment discharge. DCWW are on target to deliver requirements within the AMP7 assessment management planning. The following treatment works within the River Wye catchment have or proposed to have phosphate limits:
- Eign, Hereford
 - Rotherwas, Hereford
 - Ross Lower Cleeve
 - Bromyard
 - Pontrilas
 - Kingstone and Madley
 - Leominster)
 - Moreton on Lugg
 - Kington
- 7.5 **Nutrient Management Plan review**
The Dutch judgment means that the current Nutrient Management Plan (NMP) can no longer be relied upon as mitigation as there is not enough certainty that the measures set out within the current plan can be delivered. Therefore the current NMP does not provide reasonable scientific certainty as a mitigation measure.
- 7.6 The Nutrient Management Board comprises of a number of partners including Natural England, Environment Agency, National Farms Union, local planning authorities and Welsh Water.
- 7.7 The Board is working on reviewing and revising the NMP so that the measures contained within it can be relied upon as mitigation once more. The anticipated timescale for this is within the development plan period.
- 7.8 **Proposed wetlands and the Interim Development Plan**
Herefordshire Council are currently investigating the potential for integrated wetlands to assist in the reduction of phosphate levels within the catchment. Wetlands can remove phosphorous from surface water runoff or stream flow or remove the final effluent from waste water treatments plants or package treatment plants. They are designed to filter, use sedimentation and plant take up. If the management of wetlands can be secured then they will provide a significant reduction in phosphorous within the catchment.
- 7.9 The emerging Interim Development Plan will include the proposed wetlands and other agricultural measures including buffer zones which will provide a reduction in phosphorous in the catchment.
- 7.10 **Nutrient Neutral / betterment**
Nutrient Neutral is where mitigation measures or avoidance included within the neighbourhood plan can counterbalance any phosphate increase attributed to the plan's policies and proposals or would lead to betterment. Neutrality will need to be demonstrated with certainty. The development will need to show that it avoids harm to the protected site or provided the level of mitigation required to ensure that there is no adverse effects.

7.11 **Interim approach to planning applications**

There remains potential for a positive appropriate assessment to enable development to proceed, on Natural England's advice, where it can be demonstrated that development is nutrient neutral as outlined above. Seven criteria have been established where phosphates would be unlikely to reach the river as there is no pathway for impacts, these would be adjudged during the planning application stage.

These are:

- Drainage fields is more than 50m from the designated site boundary and;
- Drainage field is more than 50m from any surface water feature (ditch, drain, watercourse and);
- Drainage field is in an area with a slope no greater than 15% and;
- Drainage field is in an area where the high water table groundwater depth is at least 2m below the surface at all times and;
- There are no other hydrological pathways which would expedite the transport of phosphorous (fissured geology, shallow soil, flooding)

8 **Summary of findings**

8.1 This assessment has considered the likely significant effects of the Ashperton Neighbourhood Plan on the following National Network Sites

- River Wye (including Lugg SAC)

8.2 As the neighbourhood area falls within the River Lugg catchment area these have been specifically reviewed in light of recent advice from Natural England.

8.3 The table within Appendix 3 show the detail of each policy and proposals assessed.

8.4 After an initial screening 9 policies are concerned to have potential likely significant effects.

- Policy H1: Number of New Houses
- Policy H2: Settlement Boundary
- Policy H5: Rural Exception Sites
- Policy SB1: Supporting Local Business
- Policy SB2: Work Space Development
- Policy SB3: Change of use existing employment sites
- Policy SB4: Provision of Broadband and Mobile Telephone Services
- Policy RE1: Small Scale Renewable Energy
- Policy RE2: Commercial Renewable Energy

8.5 The 2 of the site allocations S1 and S2, in Ashperton have also been assessed. Two allocations S3 and S4, have consequently received planning permission and have been assessed at planning application stage. It should be borne in mind that site allocations do not grant planning permission and all site allocations will be subject to a more detailed assessment at planning application stage.

8.7 The most significant issue with the Frome catchment is regarding water quality and this forms the majority of the assessment of these policies. The distance from the River Frome River Lugg and River Wye results in no direct disturbance on the qualifying feature of the SAC from the policies within the development plan.

- 8.8 At this stage the appropriate mitigation measures can also be considered against each of the policies. The table with appendix 3 indicates where this has been the case. Herefordshire Council are investigate a wide range of mitigation measures and working with partners to resolved the current water quality issues within the Lugg catchment. The mitigation measures references within the document could be expanded and refined prior to any planning permissions in association with the policies of this development plan are approved.
- 8.9 **The results of this Appropriate Assessment indicate that there will not be a significant effect on the integrity of the River Wye (including River Lugg) SAC or the (include any other) when the mitigation and avoidance measures have been taken into account.**

9 Consultation

- 9.1 This report will accompany the final version of the Ashperton Neighbourhood Plan. The AA will have a 5 week consultation and referendum. If the referendum is successful the NDP will be made/adopted.

Appendix 1

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

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

Conservation of Habitats and Species Regulations 2010 (d)

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

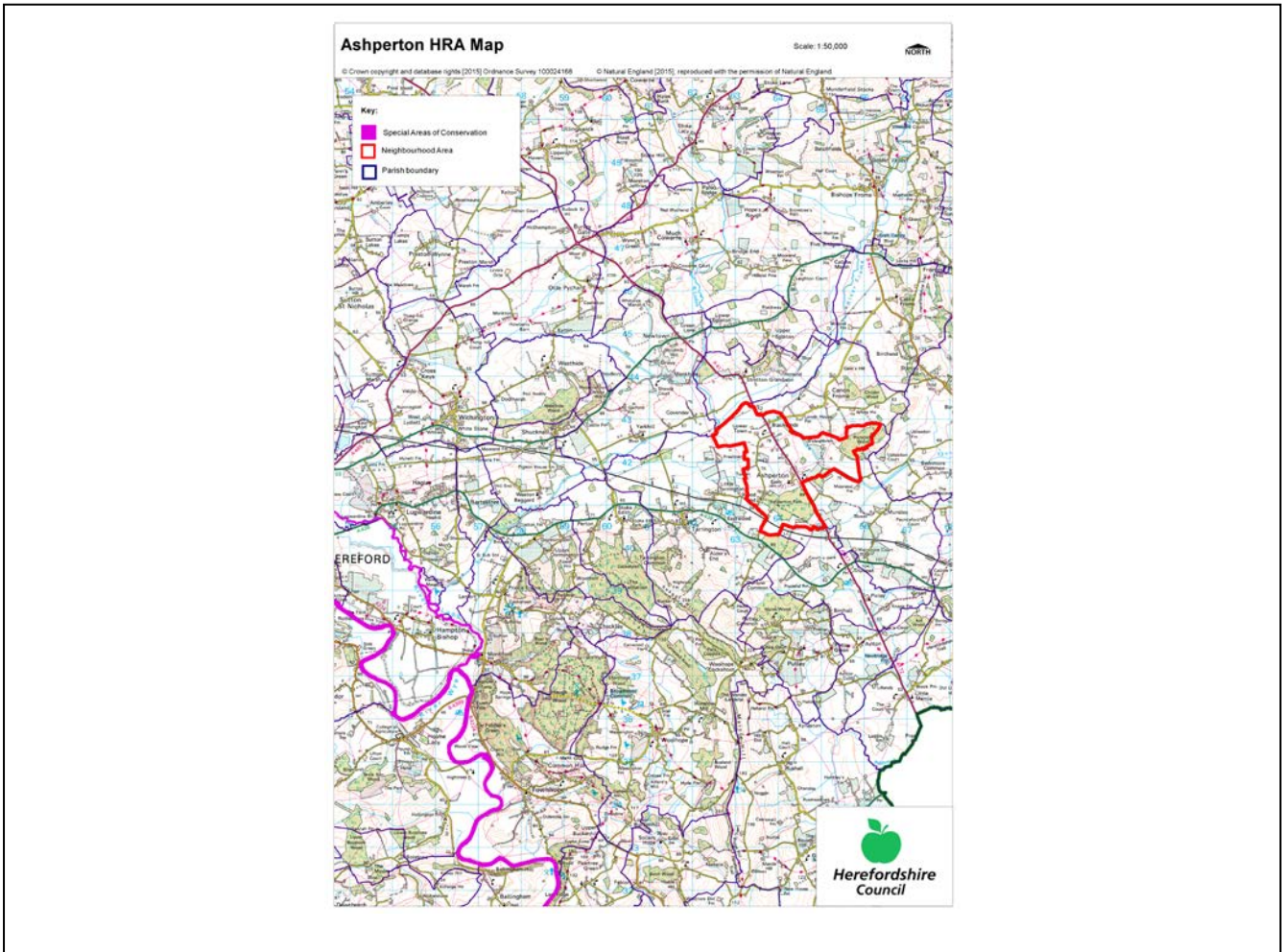
Introduction

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

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

HRA Initial Screening

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



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

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

Downton Gorge SAC:

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

Does the River Clun border the Neighbourhood Area	N	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	Wye Valley and Forest of Dean Bat Sites are 20.4km 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	Wye Valley Woodlands are 26.2km 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 Ashperton Neighbourhood Area and a Full HRA Screening will be required.

European Site

(List only those which are relevant from above)

River Wye (including the River Lugg) SAC

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

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

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

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

Decision Notification:

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

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

Assessment date: 05/05/2015

Assessed by: James Latham

Appendix 1: European Sites

The table below provides the name of each European Site, which has been screened in for the purposes of neighbourhood planning in Herefordshire; includes their site features of integrity; and vulnerability data. This is based on the sites individual features of integrity and their vulnerabilities, which could include distance criteria. This has been used in identifying which parishes are likely to require a full HRA Screening of their future Neighbourhood Development Plan, to establish if their plan might have Likely Significant Effects on a European Site.

Downton Gorge
Site Features: <i>Tilio-Acerion</i> forests of slopes, screes and ravines
Vulnerability data: 10km for air quality associated with poultry units or other intensive agricultural practices.
River Clun
Site Features: Freshwater pearl mussel <i>Margaritifera margaritifera</i>
Vulnerability data: Water quality is important to maintain the site feature. Parishes either side of the River Clun will be affected.
River Wye
Site Features: Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation. Transition mires and quaking bogs. White-clawed (or Atlantic Stream) crayfish <i>Austropotamobius pallipes</i> . Sea lamprey <i>Petromyzon marinus</i> . Brook lamprey <i>Lampetra planeri</i> . River lamprey <i>Lampetra fluviatilis</i> . Twaite shad <i>Alosa fallax</i> . Atlantic salmon <i>Salmo salar</i> . Bullhead <i>Cottus gobio</i> . Otter <i>Lutra lutra</i> . Allis shad <i>Alosa alosa</i>
Vulnerability data: Proximity: Developments should not be within 100m of the designated bank. Some developments beyond 100m may also have impacts based on proximity and these issues should be addressed where possible when developing NDP policy and choosing site allocations. Water Quality: Within the whole catchment of the River Wye, which includes the River Lugg, mains drainage issues with regards to water quality are being resolved through the Core Strategy / Local Plan and development of a Nutrient Management Plan. Welsh Water should be consulted to ensure that the proposed growth will be within the limit of their consents. Otters: "An otter will occupy a 'home range', which on fresh waters usually includes a stretch of river as well as associated tributary streams, ditches, ponds, lakes and woodland. The size of a home range depends largely on the availability of food and shelter, and the presence of neighbouring otters. On rivers, a male's home range may be up to 40km or more of watercourse and associated areas; females have smaller ranges (roughly half the size) and favour quieter locations for breeding, such as tributary streams. Otters without an established home range are known as 'transients'. They are mostly juveniles looking for a territory of their own, or adults that have been pushed out of their territories. Transient otters may use an area for a short while, but they will move on if conditions are not suitable or if they are driven away by resident otters. Transients will have been important in extending the range of otters, but they are very difficult to identify from field signs. Within a home range an otter may use many resting sites. These include above-ground shelters, such as stands of scrub or areas of rank grass, and underground 'holts' – for example, cavities under tree roots and dry drainage pipes."

Wye Valley and Forest of Dean Bat Sites

Site Features: Annex II species that are a primary reason for site selection: Lesser horseshoe bat *Rhinolophus hipposideros*. Greater horseshoe bat *Rhinolophus ferrumequinum*

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

Greater Horseshoe bats are known to migrate between 20-30km between their summer and winter roosts.

NDPs closest to the European Site will need to consider:

Woodland habitat buffer.

Lesser Horseshoe Bat: Old buildings; woodland locations; sheltered valleys, extensive deciduous woods or dense scrub, close to roost sites. In areas of fragmented habitats, linear habitats such as hedgerows are important corridors. Vulnerable to loss or disturbance of both summer and winter roosts and removal of linear habitat.

Greater Horseshoe Bat: Large buildings, pasture, edge of mixed deciduous woodland and hedgerows. Mixed land-use especially south-facing slopes, favours beetles, moths and insects they feed on. During the winter they depend on caves, abandoned mines and other underground sites for undisturbed hibernation. A system/series of sites required. Vulnerable to loss of insect food supply, due to insecticide use, changing farming practices and loss of broad-leaved tree-cover and loss / disturbance of underground roosts sites.

Wye Valley Woodlands

Site Features: Annex I habitats that are a primary reason for site selection: Beech forests *Asperulo-Fagetum*, *Tilio-Acerion* forests of slopes, screes and ravines, *Taxus baccata* woods of the British Isles. Annex II species present as a qualifying feature, but not a primary reason for site selection: Lesser horseshoe bat *Rhinolophus hipposideros*, 51-100 residents

Vulnerability data: Lesser Horseshoe bats are known to migrate between 5km and 10km between their summer and winter roosts. The Lesser Horseshoe Bat is vulnerable to disturbance; light pollution; and habitat loss. Check with the planning ecologist for other issues. NDPs closest to the European Site will need to consider: Woodland habitat buffer. Lesser Horseshoe Bat: Old buildings; woodland locations; sheltered valleys, extensive deciduous woods or dense scrub, close to roost sites. In areas of fragmented habitats, linear habitats such as hedgerows are important corridors. Vulnerable to loss or disturbance of both summer and winter roosts and removal of linear habitat.

Appendix 2

Regulation 14 Consultation

Consultation date: 1 June to 26 June 2018

N.B. This consultation feedback is **only** for comments received on the HRA draft report

Consultee	Summary of Comments	Response to Comments
Natural England 3/5/18	Natural England notes the screening process applied to this Neighbourhood plan. NE agrees with the Council's conclusion of no likely significant effect upon the named European designated sites: <ul style="list-style-type: none"> • River Wye SAC 	
Historic England	No comments on HRA received	
Environment Agency	No comments on HRA received	
Natural Resources Wales	No comments on HRA received	

Regulation 16 Consultation

Consultation date: 13 May to 24 June 2019

Consultee	Summary of Comments	Response to Comments
Natural England 19/12/19 Late response	<p>The conclusion of the HRA 2019 report is that there are no Adverse Effects on the Integrity of the River Wye SAC. This was of course before the Dutch judgement. Post Dutch judgement, Natural England and Herefordshire Council are in agreement that the River Wye Nutrient Management Plan does not give enough 'certainty' to be relied upon as mitigation for additional phosphate entering the river as a result of development (or other land use changes). The NMP needs to be revised.</p> <p>The Ashperton NP area is in the River Lugg catchment. River Wye SAC is already exceeding its Phosphate limits. In the absence of a NMP with sufficient certainty to be relied upon in a HRA, new development in the Lugg catchment would need to be able to demonstrate that it is Phosphate neutral.</p> <p>The Ashperton NP allocates development. Therefore at the present time NE is unable to agree with the HRA's conclusion of no Adverse Effects on Integrity to the River Wye SAC.</p>	Noted. Following these comments, an AA has been produced to assess if there will be any likely significant effects on the River Wye SAC. This AA has concluded there will be no likely significant effects on the SAC.
Historic England	No comments on HRA received. Provided general comments to the NDP, and is supportive of the document.	
Environment Agency	No comments on HRA received	
Natural Resources Wales	No comments on HRA received	

Appendix 3

Neighbourhood Plan Policy Screening –Ashperton Neighbourhood Plan

Policy Number	Potential effect	In-combination effects	Likely Significant effect (Yes/ No and state how)
H1: Number of New Houses	The location of the development is currently unknown, its implementation will be subject to a planning application.	Defining the area for potential housing growth Increased traffic Increased demand on water abstraction Increased demand on sewage treatment Erosion/ Trampling Non-Physical disturbance such as noise, vibration and light pollution Air pollution	LSE. The policy is seeking to deliver 14 houses in the parish within the plan period. These will be within or adjacent to the settlement boundary.
H2: Settlement Boundary	The location of the development is currently unknown, its implementation will be subject to a planning application.	Defining the area for potential housing growth Increased traffic Increased demand on water abstraction Increased demand on sewage treatment Erosion/ Trampling Non-Physical disturbance such as noise, vibration and light pollution Air pollution	LSE. The policy is seeking to deliver 14 houses in the parish within the plan period. This policy identifies the settlement boundary for Ashperton.
H3: Housing Mix and Tenure	Policy itself will not lead to development. This policy sets out criteria for affordable housing	None identified.	No LSE. This policy does not lead to development itself. This policy sets out criteria to ensure sites over 10, should provide a tenure up to 40% affordable housing in the parish.
H4: Type of Housing	Policy itself will not lead to development.	None identified.	No LSE. This policy does not lead to development itself. This policy sets out

Policy Number	Potential effect	In-combination effects	Likely Significant effect (Yes/ No and state how)
			criteria to ensure there is a mix of tenures, of dwelling in the parish.
H5: Rural Exception Sites	The location of the development is currently unknown, its implementation will be subject to a planning application	Defining the area for potential housing growth Increased traffic Increased demand on water abstraction Increased demand on sewage treatment Erosion/ Trampling Non-Physical disturbance such as noise, vibration and light pollution Air pollution	LSE. The policy is seeking to deliver houses in the countryside within the plan period.
D1: Design	Policy itself will not lead to development.	None identified.	No LSE. This policy sets out design criteria for new housing to adhere to. This policy does not lead to development itself.
D2: Technical Design	Policy itself will not lead to development. This policy sets out technical design criteria to ensure development is sustainable.	None identified.	No LSE. This policy sets out technical design criteria for new housing to adhere to. This policy does not lead to development itself.
ST1: Accommodating Traffic Within the Parish	Policy itself will not lead to development. This policy sets out criteria for safer access, parking, streets and reduction of traffic impact on residential and environmental amenity.	None identified.	No LSE. Policy itself will not lead to development. The policy is seeking to enhance the built environment, and minimising impact on residents and environment in the parish.
SB1: Supporting Local Business	The location of the development is currently unknown, its implementation will be subject to a planning application.	Policy to support business/ employment development. Increase in vehicle traffic. Increased demand for water abstraction and sewage treatment.	LSE. The locations of any development is yet to be known. This policy will lead to development of business and employment facilities in the parish.

Policy Number	Potential effect	In-combination effects	Likely Significant effect (Yes/ No and state how)
		Erosion/ Trampling Non-Physical disturbance such as noise, vibration and light pollution Air pollution	
SB2: Work Space Development	The location of the development is currently unknown, its implementation will be subject to a planning application.	Policy to support business/ employment development. Increase in vehicle traffic. Increased demand for water abstraction and sewage treatment. Erosion/ Trampling Non-Physical disturbance such as noise, vibration and light pollution Air pollution	LSE. The locations of any development is yet to be known. This policy will lead to development of business and small scale employment facilities. This policy also is supportive of home working proposals.
SB3: Change of use existing employment sites	The location of the development is currently unknown, its implementation will be subject to a planning application.	Policy to support business/ employment development. Increase in vehicle traffic. Increased demand for water abstraction and sewage treatment. Erosion/ Trampling Non-Physical disturbance such as noise, vibration and light pollution Air pollution	LSE. The locations of any development is yet to be known. This policy will lead to development of business and employment facilities through change of use.
SB4: Provision of Broadband and Mobile Telephone Services	The location of the development is currently unknown, its implementation will be subject to a planning application.	Construction traffic. Erosion/ Trampling Non-Physical disturbance such as noise, vibration and light pollution Air pollution Increased demand on sewage treatment	LSE. The policy could have a likely to have a disturbance effect on sensitive sites. The locations of any development is yet to be known This policy promotes high-speed broadband, connectivity and reliable mobile phone network.
E1: Landscape	Policy is seeking to conserve, enhance or protect the natural environment.	None identified.	No LSE. This policy is seeking to avoid adverse effects on the River Wye SAC. The policy seeks to protect and enhance the landscape character

Policy Number	Potential effect	In-combination effects	Likely Significant effect (Yes/ No and state how)
			of the built and historic environment of the parish.
E2: Tranquillity	Policy is seeking to conserve, enhance or protect the built and natural environment.	None identified.	No LSE. This policy is seeking to avoid adverse effects on the River Wye SAC. The policy seeks to protect and enhance the tranquillity of the parish, minimising light pollution.
E3: Cultural Heritage	Policy is seeking to conserve, enhance or protect the built, natural and/or historic environment.	None identified.	No LSE. This policy is seeking to protect cultural heritage and will not lead to development itself.
E4: Wildlife and the Natural Environment	Policy is seeking to conserve, enhance or protect wildlife and the natural environment.	None identified.	No LSE. This policy is seeking to avoid adverse effects on the River Wye SAC. The policy seeks to protect wildlife and the natural environment of the parish.
RE1: Small Scale Renewable Energy	The location of the development is currently unknown, its implementation will be subject to a planning application.	Construction traffic Erosion/ Trampling Non-Physical disturbance such as noise, vibration and light pollution Increased demand on sewage treatment in the construction phase.	LSE. The locations of any development is yet to be known, its implementation will be subject to a planning application. This policy may lead to small scale renewable energy development.
RE2: Commercial Renewable Energy	The location of the development is currently unknown, its implementation will be subject to a planning application.	Construction traffic Erosion/ Trampling Non-Physical disturbance such as noise, vibration and light pollution Increased demand on sewage treatment in the construction phase.	LSE. The locations of any development is yet to be known, its implementation will be subject to a planning application. This policy may lead to commercial renewable energy development.

Site Allocation	Potential effect	In-combination effects	Likely Significant effect
S1- Land between Peasecroft and Hopton House	The policy could have a likely to have an impact on water quality.	Policy for housing development in line with Core Strategy targets. Increase in vehicle traffic. Increased demand for water abstraction and sewage treatment. Erosion/ Trampling Non-Physical disturbance such as noise, vibration and light pollution Air pollution	LSE. This site allocation could lead to significant effects on the water and environmental quality.
S2. Land opposite Peasecroft	The policy could have a likely to have an impact on water quality.	Policy for housing development in line with Core Strategy targets. Increase in vehicle traffic. Increased demand for water abstraction and sewage treatment. Erosion/ Trampling Non-Physical disturbance such as noise, vibration and light pollution Air pollution	LSE. This site allocation could lead to significant effects on the water and environmental quality.
S3. Land behind Milestone Cottage and Peasecroft	The policy could have a likely to have an impact on water quality.	Policy for housing development in line with Core Strategy targets. Increase in vehicle traffic. Increased demand for water abstraction and sewage treatment. Erosion/ Trampling Non-Physical disturbance such as noise, vibration and light pollution Air pollution	LSE. This site allocation could lead to significant effects on the water and environmental quality.

Appropriate Assessment policy assessment – Ashperton Neighbourhood Plan

Policy H1: Number of New Houses

Likely signification effect – foul water, surface water, water quality in the river.

Possible Mitigation measures:

Mitigation	Description
Policy SD4	This policy sets out the scale of housing (14 dwellings) the group parish should aim to provide. This does not grant full planning permission or lead to development. A planning application will be required and any application will need to meet the requirements of Policy SD4.
Main sewerage system	The site is not known at this stage, the policy covers development within the settlement boundary and countryside. There is no mains drainage in Ashperton it is likely all foul drainage will be dealt with via private treatment works. More information would be provided at planning permission stage.
WWTW	There is no mains drainage within Ashperton and all foul drainage is via private treatment works. Therefore any new development within Ashperton will require private means of sewage treatment, in line with Policy SD4 of the Core Strategy. Any permission should require, by condition, approval, before start on site of details of foul and surface water drainage and their implementation prior to first occupation. There are no nearby treatment works listed as having phosphate stripping programme, and there are no additional upgrades within the current AMP programme.
Integrated Wetlands	A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period.
Revised Nutrient Management Plan	A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period.
In-combination policies	The policy criteria includes the requirement for suitable sustainable drainage systems in policy D2-Technical design. This policy states development should incorporate sustainable drainage systems, taking into account low permeability of local subsoils. Policy ST1-Accommodating traffic within the parish, ensures new development incorporates sufficient storm drainage systems in adjoining roads. Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.

Residual effects – Having taken the above mitigation measures into account, it is considered that there are sufficient policy requirements and mitigation measures to ensure that any resulting planning application in relation to the provision of housing within the settlement boundary and

rural sites would enable the likely significant effects of the allocation to be removed after the site has been identified. There are therefore no residual outstanding effects.

Conclusion – The possible allocation of a development of 14 dwellings in the parish as specified within the plan does not directly lead to development. All site allocations or future development will require a planning application, which demonstrates that the Policy SD3, SD4 and Policy D1 and ST1 have been met, and taking into account the mitigation measures highlighted above it is concluded that no likely significant effects would result.

Policy H2: Settlement Boundary

Likely signification effect – foul water, surface water, water quality in the river.

Possible Mitigation measures:

Mitigation	Description
Policy SD4	The delineation of a settlement boundary does not grant full planning permission or lead to development. This policy also identifies the countryside will need to accommodate development in association with agriculture, tourism and other rural enterprises. A planning application will be required and any application will need to meet the requirements of Policy SD4.
Main sewerage system	The site is not known at this stage, the policy covers development within the settlement boundary and countryside. There is no mains drainage in Ashperton it is likely all foul drainage will be dealt with via private treatment works. More information would be provided at planning permission stage.
WWTW	There is no mains drainage within Ashperton and all foul drainage is via private treatment works. Therefore any new development within Ashperton will require private means of sewage treatment, in line with Policy SD4 of the Core Strategy. Any permission should require, by condition, approval, before start on site of details of foul and surface water drainage and their implementation prior to first occupation. There are no nearby treatment works listed as having phosphate stripping programme, and there are no additional upgrades within the current AMP programme.
Integrated Wetlands	A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period.
Revised Nutrient Management Plan	A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period.
In-combination policies	The policy criteria includes the requirement for suitable sustainable drainage systems in policy D2-Technical design. This policy states development should incorporate sustainable drainage systems, taking into account low permeability of local subsoils. Policy ST1-Accommodating traffic within the parish, ensures new development incorporates sufficient storm drainage systems in adjoining roads. Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.

Residual effects – Having taken the above mitigation measures into account, it is considered that there are sufficient policy requirements and mitigation measures to ensure that any resulting planning application in relation to the provision of housing in the group parish would enable the

likely significant effects of the allocation to be removed after the site has been identified. There are therefore no residual outstanding effects.

Conclusion - The delineation of a settlement boundary within the plan does not directly lead to development. All infill sites within the boundary and housing within the 'open countryside' require a planning application which demonstrates that the Policy SD4 and Policy D1 and ST1 have been met and taking into account the mitigation measures highlighted above it is concluded that no likely significant effects would result with regards to the Ashperton NDP Policy H2.

Policy H5: Rural Exception Sites

Likely signification effect – foul water, surface water, water quality in the river.

Possible Mitigation measures:

Mitigation	Description
Policy SD4	The policy does not grant permission or lead to development in itself. It is seeking to comply with rural exception sites of the Core Strategy Policy RA3. A planning application will be required and any application will need to meet the requirements of Policy SD4.
Main sewerage system	The site is not known at this stage, the policy covers development within the settlement boundary and countryside. There is no mains drainage in Ashperton it is likely all foul drainage will be dealt with via private treatment works. More information would be provided at planning permission stage.
WWTW	There is no mains drainage within Ashperton and all foul drainage is via private treatment works. Therefore any new development within Ashperton will require private means of sewage treatment, in line with Policy SD4 of the Core Strategy. Any permission should require, by condition, approval, before start on site of details of foul and surface water drainage and their implementation prior to first occupation. There are no nearby treatment works listed as having phosphate stripping programme, and there are no additional upgrades within the current AMP programme.
Integrated Wetlands	A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period.
Revised Nutrient Management Plan	A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period.
In-combination policies	The policy criteria includes the requirement for suitable sustainable drainage systems in policy D2-Technical design. This policy states development should incorporate sustainable drainage systems, taking into account low permeability of local subsoils. Policy ST1-Accommodating traffic within the parish, ensures new development incorporates sufficient storm drainage systems in adjoining roads. Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.

Residual effects – Having taken the above mitigation measures into account, it is considered that there are sufficient policy requirements and mitigation measures to ensure that any resulting planning application in relation to the provision of housing on rural exception sites would enable the likely significant effects of the allocation to be removed after the site has been identified. There are therefore no residual outstanding effects.

Conclusion – The possible allocation of a development site within rural sites as specified within the plan does not directly lead to development. All site allocations or future development will require a planning application which demonstrates that the Policy SD3, SD4 and Policy D1 and ST1 have been met, and taking into account the mitigation measures highlighted above it is concluded that no likely significant effects would result.

Policy SB1: Supporting Local Business

Likely signification effect – foul water, surface water, water quality in the river.

Possible Mitigation measures:

Mitigation	Description
Policy SD4	Policy criteria for new housing development outside the identified settlement boundary, does not grant full planning permission or lead to development. A planning application will be required and any application will need to meet the requirements of Policy SD4.
Main sewerage system	The site is not known at this stage, the policy covers development within the settlement boundary and countryside. There is no mains drainage in Ashperton it is likely all foul drainage will be dealt with via private treatment works. More information would be provided at planning permission stage.
WWTW	<p>There is no mains drainage within Ashperton and all foul drainage is via private treatment works. Therefore any new development within Ashperton will require private means of sewage treatment, in line with Policy SD4 of the Core Strategy. Any permission should require, by condition, approval, before start on site of details of foul and surface water drainage and their implementation prior to first occupation.</p> <p>There are no nearby treatment works listed as having phosphate stripping programme, and there are no additional upgrades within the current AMP programme.</p>
Integrated Wetlands	A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period.
Revised Nutrient Management Plan	A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period.
In-combination policies	The policy criteria includes the requirement for suitable sustainable drainage systems in policy D2-Technical design. This policy states development should incorporate sustainable drainage systems, taking into account low permeability of local subsoils. Policy ST1- Accomodating traffic within the parish, ensures new development incorporates sufficient storm drainage systems in adjoining roads. Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.

Residual effects – Having taken the above mitigation measures into account, it is considered that there are sufficient policy requirements and mitigation measures to ensure that any resulting planning application in relation to the supporting local business would enable the likely significant

effects of the allocation to be removed after the site has been identified. There are therefore no residual outstanding effects.

Conclusion – The criteria for business development as specified within the plan does not directly lead to development. All future development will require a planning application which demonstrates that the Policy SD3, SD4 and Policy D1 and ST1 have been met, and taking into account the mitigation measures highlighted above it is concluded that no likely significant effects would result.

Policy SB2: Work Space Development

Likely signification effect – foul water, surface water, water quality in the river.

Possible Mitigation measures:

Mitigation	Description
Policy SD4	Policy criteria for new domestic extensions, does not grant full planning permission or lead to development. A planning application will be required and any application will need to meet the requirements of Policy SD4.
Main sewerage system	The site is not known at this stage, the policy covers development within the settlement boundary and countryside. There is no mains drainage in Ashperton it is likely all foul drainage will be dealt with via private treatment works. More information would be provided at planning permission stage.
WWTW	There is no mains drainage within Ashperton and all foul drainage is via private treatment works. Therefore any new development within Ashperton will require private means of sewage treatment, in line with Policy SD4 of the Core Strategy. Any permission should require, by condition, approval, before start on site of details of foul and surface water drainage and their implementation prior to first occupation. There are no nearby treatment works listed as having phosphate stripping programme, and there are no additional upgrades within the current AMP programme.
Integrated Wetlands	A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period.
Revised Nutrient Management Plan	A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period.
In-combination policies	The policy criteria includes the requirement for suitable sustainable drainage systems in policy D2-Technical design. This policy states development should incorporate sustainable drainage systems, taking into account low permeability of local subsoils. Policy ST1-Accommodating traffic within the parish, ensures new development incorporates sufficient storm drainage systems in adjoining roads. Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.

Residual effects – Having taken the above mitigation measures into account, it is considered that there are sufficient policy requirements and mitigation measures to ensure that any resulting planning application in relation to the work space development would enable the likely significant effects of the allocation to be removed after the site has been identified. There are therefore no residual outstanding effects.

Conclusion – The criteria for business development as specified within the plan does not directly lead to development. All future development will require a planning application which demonstrates that the Policy SD3, SD4 and Policy D1 and ST1 have been met, and taking into account the mitigation measures highlighted above it is concluded that no likely significant effects would result.

Policy SB3: Change of use existing employment sites

Likely signification effect – foul water, surface water, water quality in the river.

Possible Mitigation measures:

Mitigation	Description
Policy SD4	Policy criteria for new affordable housing, does not grant full planning permission or lead to development. A planning application will be required and any application will need to meet the requirements of Policy SD4.
Main sewerage system	The site is not known at this stage, the policy covers development within the settlement boundary and countryside. There is no mains drainage in Ashperton it is likely all foul drainage will be dealt with via private treatment works. More information would be provided at planning permission stage.
WWTW	There is no mains drainage within Ashperton and all foul drainage is via private treatment works. Therefore any new development within Ashperton will require private means of sewage treatment, in line with Policy SD4 of the Core Strategy. Any permission should require, by condition, approval, before start on site of details of foul and surface water drainage and their implementation prior to first occupation. There are no nearby treatment works listed as having phosphate stripping programme, and there are no additional upgrades within the current AMP programme.
Integrated Wetlands	A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period.
Revised Nutrient Management Plan	A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period.
In-combination policies	The policy criteria includes the requirement for suitable sustainable drainage systems in policy D2-Technical design. This policy states development should incorporate sustainable drainage systems, taking into account low permeability of local subsoils. Policy ST1-Accommodating traffic within the parish, ensures new development incorporates sufficient storm drainage systems in adjoining roads. Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.

Residual effects – Having taken the above mitigation measures into account, it is considered that there are sufficient policy requirements and mitigation measures to ensure that any resulting planning application in relation to change of use of existing employment sites would enable the likely significant effects of the allocation to be removed after the site has been identified. There are therefore no residual outstanding effects.

Conclusion- The criteria for business development as specified within the plan does not directly lead to development. All future development will require a planning application which demonstrates that the Policy SD3, SD4 and Policy D1 and ST1 have been met, and taking into account the mitigation measures highlighted above it is concluded that no likely significant effects would result.

Policy SB4: Provision of Broadband and Mobile Telephone Services

Likely signification effect – foul water, surface water, water quality in the river.

Possible Mitigation measures:

Mitigation	Description
Policy SD4	Policy criteria for new broadband and mobile telephone structure, does not grant full planning permission or lead to development. A planning application will be required and any application will need to meet the requirements of Policy SD4.
Main sewerage system	The site is not known at this stage, the policy covers development within the settlement boundary and countryside. There is no mains drainage in Ashperton it is likely all foul drainage will be dealt with via private treatment works. More information would be provided at planning permission stage.
WWTW	There is no mains drainage within Ashperton and all foul drainage is via private treatment works. Therefore any new development within Ashperton will require private means of sewage treatment, in line with Policy SD4 of the Core Strategy. Any permission should require, by condition, approval, before start on site of details of foul and surface water drainage and their implementation prior to first occupation. There are no nearby treatment works listed as having phosphate stripping programme, and there are no additional upgrades within the current AMP programme.
Integrated Wetlands	A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period.
Revised Nutrient Management Plan	A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period.
In-combination policies	The policy criteria includes the requirement for suitable sustainable drainage systems in policy D2-Technical design. This policy states development should incorporate sustainable drainage systems, taking into account low permeability of local subsoils. Policy ST1-Accommodating traffic within the parish, ensures new development incorporates sufficient storm drainage systems in adjoining roads. Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.

Residual effects – Having taken the above mitigation measures into account, it is considered that there are sufficient policy requirements and mitigation measures to ensure that any resulting planning application in relation to the provision of new broadband and broadband telephone infrastructure would enable the likely significant effects of the allocation to be removed after the site has been identified. There are therefore no residual outstanding effects.

Conclusion - The criteria for new broadband and mobile telephone infrastructure as specified within the plan does not directly lead to development. All future development will require a planning application, which demonstrates that the Policy SD3, SD4 and Policy D1 and ST1 have been met, and taking into account the mitigation measures highlighted above it is concluded that no likely significant effects would result.

Policy RE1: Small Scale Renewable Energy

Likely signification effect – foul water, surface water, water quality in the river.

Possible Mitigation measures:

Mitigation	Description
Policy SD4	Policy criteria for new renewable energy schemes, does not grant full planning permission or lead to development. A planning application will be required and any application will need to meet the requirements of Policy SD4.
Main sewerage system	The site is not known at this stage, the policy covers development within the settlement boundary and countryside. There is no mains drainage in Ashperton it is likely all foul drainage will be dealt with via private treatment works. More information would be provided at planning permission stage.
WWTW	There is no mains drainage within Ashperton and all foul drainage is via private treatment works. Therefore any new development within Ashperton will require private means of sewage treatment, in line with Policy SD4 of the Core Strategy. Any permission should require, by condition, approval, before start on site of details of foul and surface water drainage and their implementation prior to first occupation. There are no nearby treatment works listed as having phosphate stripping programme, and there are no additional upgrades within the current AMP programme.
Integrated Wetlands	A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period.
Revised Nutrient Management Plan	A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period.
In-combination policies	The policy criteria includes the requirement for suitable sustainable drainage systems in policy D2-Technical design. This policy states development should incorporate sustainable drainage systems, taking into account low permeability of local subsoils. Policy ST1-Accommodating traffic within the parish, ensures new development incorporates sufficient storm drainage systems in adjoining roads. Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.

Residual effects – Having taken the above mitigation measures into account, it is considered that there are sufficient policy requirements and mitigation measures to ensure that any resulting planning application in relation to the provision of small scale renewable energy schemes, would enable the likely significant effects of the allocation to be removed after the site has been identified. There are therefore no residual outstanding effects.

Conclusion - The criteria for small scale renewable energy schemes as specified within the plan does not directly lead to development. All future development will require a planning application, which demonstrates that the Policy SD3, SD4 and Policy D1 and ST1 have been met, and taking into account the mitigation measures highlighted above it is concluded that no likely significant effects would result.

Policy RE2: Commercial Renewable Energy

Likely signification effect – foul water, surface water, water quality in the river.

Possible Mitigation measures:

Mitigation	Description
Policy SD4	Policy criteria to support business and economic development, does not grant full planning permission or lead to development. A planning application will be required and any application will need to meet the requirements of Policy SD4.
Main sewerage system	The site is not known at this stage, the policy covers development within the settlement boundary and countryside. There is no mains drainage in Ashperton it is likely all foul drainage will be dealt with via private treatment works. More information would be provided at planning permission stage.
WWTW	There is no mains drainage within Ashperton and all foul drainage is via private treatment works. Therefore any new development within Ashperton will require private means of sewage treatment, in line with Policy SD4 of the Core Strategy. Any permission should require, by condition, approval, before start on site of details of foul and surface water drainage and their implementation prior to first occupation. There are no nearby treatment works listed as having phosphate stripping programme, and there are no additional upgrades within the current AMP programme.
Integrated Wetlands	A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period.
Revised Nutrient Management Plan	A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period.
In-combination policies	The policy criteria includes the requirement for suitable sustainable drainage systems in policy D2-Technical design. This policy states development should incorporate sustainable drainage systems, taking into account low permeability of local subsoils. Policy ST1-Accommodating traffic within the parish, ensures new development incorporates sufficient storm drainage systems in adjoining roads. Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC..

Residual effects – Having taken the above mitigation measures into account, it is considered that there are sufficient policy requirements and mitigation measures to ensure that any resulting planning application in relation to the provision of commercial renewable energy schemes, would enable the likely significant effects of the allocation to be removed after the site has been identified. There are therefore no residual outstanding effects.

Conclusion - The criteria for commercial renewable energy schemes as specified within the plan does not directly lead to development. All future development will require a planning application which demonstrates that the Policy SD3, SD4 and Policy D1 and ST1 have been met, and taking into account the mitigation measures highlighted above it is concluded that no likely significant effects would result.

Site Allocation: S1- Land between Peasecroft and Hopton House-4 dwellings

Likely signification effect – foul water, surface water, water quality in the river.

Possible Mitigation measures:

Mitigation	Description
Policy SD4	Site allocation does not grant permission or lead to development. A planning application will be required and any application will need to meet the requirements of Policy SD4
Main sewerage system	There is no mains drainage in Ashperton it is likely all foul drainage will be dealt with via private treatment works. More information would be provided at planning permission stage.
WWTW	There is no mains drainage within Ashperton and all foul drainage is via private treatment works. Therefore any new development within Ashperton will require private means of sewage treatment, in line with Policy SD4 of the Core Strategy. Any permission should require, by condition, approval, before start on site of details of foul and surface water drainage and their implementation prior to first occupation. There are no nearby treatment works listed as having phosphate stripping programme, and there are no additional upgrades within the current AMP programme.
Integrated Wetlands	A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period.
Revised Nutrient Management Plan	A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period.
In-combination policies	The policy criteria includes the requirement for suitable sustainable drainage systems in policy D2-Technical design. This policy states development should incorporate sustainable drainage systems, taking into account low permeability of local subsoils. Policy ST1-Accommodating traffic within the parish, ensures new development incorporates sufficient storm drainage systems in adjoining roads. Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC..

Residual effects – Having taken the above mitigation measures into account, it is considered that there is sufficient policy requirements and mitigation measures that require to be met by any resulting planning application in relation to this site allocation for 4 dwellings. These mitigation measures ensure that the likely significant effects of the allocation within the development plan have been removed. There are not residual outstanding effects.

Conclusion - The site allocation as specified within the plan does not directly lead to development. All future development will require a planning application which demonstrates that the Policy SD3, SD4 and Policy D1 and ST1 have been met, and taking into account the mitigation measures highlighted above it is concluded that no likely significant effects would result.

Site Allocation: S2. Land opposite Peasecroft- 3 dwellings

Likely signification effect – foul water, surface water, water quality in the river.

Possible Mitigation measures:

Mitigation	Description
Policy SD4	Site allocation does not grant permission or lead to development. A planning application will be required and any application will need to meet the requirements of Policy SD4
Main sewerage system	There is no mains drainage in Ashperton it is likely all foul drainage will be dealt with via private treatment works. More information would be provided at planning permission stage.
WWTW	There is no mains drainage within Ashperton and all foul drainage is via private treatment works. Therefore any new development within Ashperton will require private means of sewage treatment, in line with Policy SD4 of the Core Strategy. Any permission should require, by condition, approval, before start on site of details of foul and surface water drainage and their implementation prior to first occupation. There are no nearby treatment works listed as having phosphate stripping programme, and there are no additional upgrades within the current AMP programme.
Integrated Wetlands	A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period.
Revised Nutrient Management Plan	A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period.
In-combination policies	The policy criteria includes the requirement for suitable sustainable drainage systems in policy D2-Technical design. This policy states development should incorporate sustainable drainage systems, taking into account low permeability of local subsoils. Policy ST1-Accommodating traffic within the parish, ensures new development incorporates sufficient storm drainage systems in adjoining roads. Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC..

Residual effects – Having taken the above mitigation measures into account, it is considered that there is sufficient policy requirements and mitigation measures that require to be met by any resulting planning application in relation to this site allocation for 3 dwellings. These mitigation measures ensure that the likely significant effects of the allocation within the development plan have been removed. There are not residual outstanding effects.

Conclusion - The site allocation as specified within the plan does not directly lead to development. All future development will require a planning application which demonstrates that the Policy SD3, SD4 and Policy D1 and ST1 have been met, and taking into account the mitigation measures highlighted above it is concluded that no likely significant effects would result.

Site Allocations S3 and S4 have subsequently been granted planning permission and have been assessed at planning application stage.