

# Appropriate Assessment

Report for:

Llangarron Neighbourhood Area

December 2021



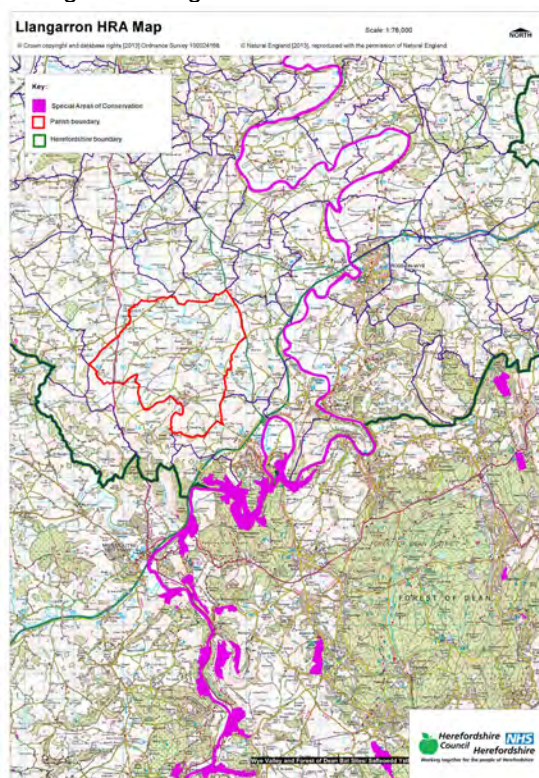
# Llangarron Neighbourhood Plan Appropriate Assessment

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# 1 Introduction

- 1.1 This Screening Assessment relates to a Neighbourhood Development Plan that is considered to be in general conformity with higher level strategic plans, such as the Herefordshire Core Strategy and the National Planning Policy Framework. The screening stage involves assessing broadly whether the final Neighbourhood Plan is likely to have a significant effect on any European site(s).
- 1.2 Llangarron Parish Council has produced a Neighbourhood Development Plan for Llangarron, in order to set out the vision, objectives and policies for the development of the area up to 2031. Llangarron underwent their first regulation 14 consultation in 2017. Llangarron re submitted their regulation 14 draft on 18 January, the regulation 14 consultation ran from 1 September to 26 October 2020. Since this consultation, several policies have been amended and one policy HOU4, has been added. This new policy has been screened along with amended policies TRA1 and CSU1. This HRA reviews the submission Llangarron Plan (February 2021).
- 1.3 The NDP includes 8 objectives and it is intended that these objectives will be delivered by 16 criteria based planning policies; 7 commitment sites are proposed in Llangrove, Llangarron and Three Ashes. Settlement boundaries for all four settlements have been identified. The commitment sites along with windfalls, commitments and infills this will contribute towards the 65 minimum housing requirement. It provides general criteria policies that clarify and given more detail to those within the Herefordshire Core Strategy. This requires a high level screening assessment to build upon the HRA Screening Assessment Report for the Core Strategy. As the development plan should be read as a whole, this HRA assessment 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.
- 1.4 The map below shows Llangarron Neighbourhood Area to with the European Sites highlighted.



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## 2 The requirement to undertake Habitats Regulations

### Assessment of neighbourhood plans

- 2.1 The requirement to undertake HRA of development plans was confirmed by the amendments to the “Habitats Regulations” published for England and Wales in July 2007 and updated in 2013. Therefore, when preparing its NDP, Llangarron Parish Council is required by law to carry out an assessment known as “Habitats Regulations Assessment”. It is also a requirement in Regulation 32 schedule 2 of the Neighbourhood Planning Regulations 2012.
- 2.2 Article 6(3) of the EU Habitats Directive provides that:  
*Any plan or project not directly connected with or necessary to the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.*
- 2.3 HRA is an impact-led assessment and refers to the assessment of the potential effects of a neighbourhood plan on one or more European sites, including Special Protection Areas (SPAs) and Special Areas of Conservation (SACs):
- **SPAs** are classified under the European Council Directive ‘on the conservation of wild birds’ (79/409/EEC; ‘Birds Directive’) for the protection of **wild birds and their habitats** (including particularly rare and vulnerable species listed in Annex 1 of the Birds Directive, and migratory species).
  - **SACs** are designated under the Habitats Directive and target **particular habitats** (Annex 1) and/or species (Annex II) identified as being of European importance.
- 2.4 For ease of reference during HRA, general practice has been that these three designations are collectively referred to as either **Natura 2000** or **European sites**. This means that a Screening Assessment is carried out with regard to the Conservation Objectives of the European Sites and with reference to other plans or projects to identify if any significant effect is likely for any European Site.
- 2.5 Herefordshire Council is aware of the recent judgement (People over Wind, Peter Sweetman vs Coillte). The Court of Justice of the European Union (CJEU) ruled that Article 6(3) of the Habitats Directive must be interpreted as meaning that mitigation measures should be assessed within the framework of an appropriate assessment and that it is not permissible to take account of measures intended to avoid or reduce the harmful effects of the plan on a European site at the screening stage. The initial screening undertaken in October and November 2013 and concluded that a full HRA would be required. Mitigation was not taken into account at this stage.
- 2.6 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. This will be covered in section 4 but it should be noted that the parish is not within the River Lugg hydrological catchment area.
- 2.7 The purpose of this HRA report is to detail the findings of the screening of the proposed minor changes to policies following the revisions after the Reg14 consultations. It will also take into account the implications of Sweetman and the Dutch Case on the NDP.

### 3 Methodology

- 3.1 Although the Llangarron NDP is not directly regarding the 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 (**November 2013**) found that the Neighbourhood Area is in the hydrological catchment of the River Wye (including the River Lugg) SAC and is 3.04 km (within 10km) of the Wye Valley Woodlands 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.
- 4.4 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 where policy NDP site allocation 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. This area is subject to measure to reduce nutrients in line with the targets. In light of the interpretation of the Dutch Case where a European Site is falling 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 or are uncertain. The NDP being assessed here is not within the Lugg catchment area.
- 4.7 However, the River Wye SAC at this catchment area is not currently failing its conservation status water quality levels and any phosphates finally released are a significant distance from the River Wye SAC itself and can be managed with the existing 'phosphate allowance' as agreed with Natural England.
- 4.6 The NDP itself does not permit development and further planning applications would be required. 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.
- 4.7 Dwr Cymru Welsh Water (DCWW) stated for the Core Strategy that there is sufficient existing permitted headroom in the Sewerage Treatment works serving the Ross area to continue to treat the water from the amount of housing provided for in the Core Strategy policies.
- 4.8 The preparation of a revised Nutrient Management Plan for the River Wye SAC which is currently underway should ensure that development within Herefordshire which can be accommodated during the plan period.

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

- 4.9 The Greater Horseshoe Bat and Lesser Horseshoe bat feature within the Wye Valley and Forest of Dean Bat Sites. The Greater Horseshoe Bat are known to migrate between 20-30km between their summer and winter roosts whereas the Lesser Horseshoe migrate 5km and 10km between their summer and winter roosts. The Lesser Horseshoe Bat is vulnerable to disturbance, noise and vibration, light pollution and habitat lost.
- 4.10 NDPs sites within 10 km of the Wye Valley and Forest of Dean Bat Sites will need to consider development impact to these species and their habitats. NDPs closest to the Wye Valley Woodlands will need to consider: Woodland habitat buffer. Lesser Horseshoe Bat: Old buildings; woodland locations; sheltered valleys, extensive deciduous woods or dense scrub, close to roost

sites. In areas of fragmented habitats, linear habitats such as hedgerows are important corridors. Vulnerable to loss or disturbance of both summer and winter roosts and removal of linear habitat.

- 4.11 The issues associated with maintaining the sites integrity include impact of development result in changes in landscape and townscape. As outlined within the Habitat Regulation Assessment to the Herefordshire Core Strategy, impact on European sites is dependent on scale and proximity to the European sites.
- 4.12 In relation to impact on biodiversity and important species, Policy LD2 of the Herefordshire Core Strategy indicates that any development should conserve, restore and enhance biodiversity and geodiversity assets of Herefordshire. Development within close proximity to internationally and local designated sites will need to incorporate sympathetic design components to enhance their nature conservation interests.
- 4.13 The plan allocates settlement boundaries for Llangaron and Llangrove, seven commitment sites have been identified within these settlements. The commitment sites have been granted planning permission and impact on SAC was considered at application stage. The location and nature of the development it is considered to have an unlikely detrimental impact on the River Wye SAC and Wye Valley Woodlands SAC due to proximity.
- 4.14 For full details of the two relevant SAC attributes which contribute to and define their integrity and vulnerable data see Appendix 1 of the Llangarron Initial Screening Report. The Initial Screening Report, November 2013, can be found in Appendix 1 of this HRA report.
- 4.15 This information made it possible to identify the features of each site which determine site integrity, as well as the specific sensitivities of each site, therefore enabling later analysis of how the potential impacts of the Llangarron Neighbourhood Plan may affect site integrity.
- 4.16 The initial screening assessment indicated that a full screening assessment is required to assess the likelihood of significant effects on the River Wye (including the River Lugg) SAC, the Wye Valley Woodlands SAC of the policies within the Llangarron NDP.

## 5 Description of the Llangarron Neighbourhood Development Plan

- 5.1 The draft Llangarron 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 parish over the Plan period together with a number of primary objectives to realise that visions:
- 1. Sustainability.** To promote the creation of balanced communities with sufficient housing, business opportunities and facilities to satisfy all sectors of the community.
  - 2. Environment.** To manage and protect the countryside and heritage assets for all to enjoy, by providing measures to protect and enhance the landscape setting and character of the villages including conserving important heritage assets and protecting the wider countryside.
  - 3. Employment.** To support existing businesses and to attract new employment opportunities in local agriculture, food production and sustainable tourism opportunities, so that jobs are provided close to where people live, and opportunities for homeworking are encouraged.

4. **Housing.** To ensure the provision of sustainable, energy efficient housing in the Parish which is appropriately designed to meet the needs of all sectors of the community. This will include both private and affordable sectors. The scale, design and location of the dwellings should as far as possible, reflect the character of the area and any new dwellings should be built to a high standard of design.
  5. **Roads and Traffic.** To promote measures for pedestrian and cyclists' safety and ensure there is no detrimental impact on highway safety for all road users. Wherever possible the plan will encourage and support the use of public transport and roads, paths, drains etc will be maintained in good condition.
  6. **Community Facilities.** To protect existing community facilities and assets and promote the improvement of services and other facilities within the Parish such as footpaths, open space and play areas.
  7. **Communication.** To work effectively with the broadband supplier to encourage the development of faster broadband and other means of communication within the Parish and so allow businesses to operate and grow and the community to thrive.
  8. **Energy.** To encourage the use of sustainable energy whilst seeking to ensure there is no detrimental impact on the character of the area or the people who live in the Parish. New housing schemes and other development will be encouraged to incorporate sustainable energy efficiency.
- 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, the Wye Valley Woodland SAC. Of the four 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 and are therefore unlikely to have a significant impact on the SACs.
- Option 1 –Do nothing
  - Option 2 -No allocation of sites stick to criteria based policy
  - Option 3- No estate large scale development
  - Option 4- To concentrate the main bulk of development within Llangrove with a proportion of new development with Llangarron with limited individual sites in Llancloudy and Three Ashes.
  - Option 5- Site One Land Adjacent Bay Tree Cottage
  - Option 6- Site Two Land opposite the Royal Arms
  - Option 7-Develop in line with housing numbers
- 5.4 As Llangarron Neighbourhood Plan progressed from options to draft NDP policies, the Plan needed to identify ways in which the least effect on the two European sites could be achieved, alongside taking forward the preferred option from the consultation from the community.
- 5.5 The NDP also sets out 16 general policies on various topics based on the objective headings above, including 7 commitment sites, these include:
- Policy SUS1: Sustainable Development
  - Policy ENV1: Landscape and biodiversity
  - Policy ENV2: Protecting historic Assets and settlement character
  - Policy ENV3: Flooding
  - Policy ENV4 Public sewerage network and wastewater treatment works



- Policy EMP1: New agricultural buildings and poly tunnels
- Policy EMP2: Tourism and rural diversification
- Policy HOU1: New housing development
- Policy HOU2: Replacement dwellings in the countryside
- Policy HOU3: Change of use of agricultural buildings to dwellings and holiday use
- Policy HOU4: House Extensions (Added post reg 14 2020)
- Policy TRA1: Promoting Sustainable Transport in New Developments
- Policy CSU1: Protecting existing community facilities and supporting investment in new and improved facilities
  
- Policy COM1: Communication
- Policy ENG1: Proposals for incorporating renewable technology in developments
- Policy ENG2: Proposals for new Renewable Energy Technology

## 6.0 Assessments undertaken to date of the emerging Llangarron NDP policies

- 6.1 Regulation 102 of the Habitats Regulations 2010 requires that a Screening Assessment be undertaken, in order to identify the 'likely significant effects' of an NDP. Accordingly, a screening matrix was prepared and this determined the extent to which any of the policies within the Llangarron NDP would be likely to have a significant effect on the River Wye SAC, Wye Valley Woodlands.
- 6.2 In light of the *Sweetman* case all policies have been reviewed to ensure compliance with the ruling. The finding can be found in appendix 3.
- 6.3 The findings of the screening matrix can be found in the appendix. Positive or negative outcomes were used to record the outcome of likely impacts of the policies on the European site and its qualifying habitats and species as shown in the table 1 below.

Key of outcomes of HRA screening assessment	
Negative	There are likely to be significant effects
Positive	Significant effects are unlikely

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

### Screening of the draft plan (Reg14)

- 6.5 None of the draft Llangarron Neighbourhood Plan policies were concluded to be likely to have a significant effect on the River Wye SAC and Wye Valley Woodlands SAC.
- 6.6 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.

- 6.7 Llangarron NDP has identified 7 commitment sites, however the location and scale of the sites have been screened and accessed in detail at planning application. Planning permission has been granted, and sites are seen to have an unlikely significant effect on the Wye Valley Woodlands SAC. At this stage the NDP is not enabling development to commence without the need for these further planning applications.
- 6.8 As the development plan is to be read as a whole and any development will require to meet the criteria of Policy LD2, legal opinion has indicated that an AA is not required. The sites likely impact on the SACs can be determined further at planning application stage when specific details of the proposed housing schemes are known.
- 6.9 With regards to the water quality within this part of the River Wye SAC, the LPA have not been notified by Natural England that this section of River Wye is failing its conservation status. The additional phosphate pathways can currently be accommodated within the phosphate headroom accepted as part of the council's Core Strategy (2015).
- 6.10 Dwr Cymru Welsh Water (DCWW) have indicated that there is headroom to accommodate growth within the Core Strategy. Although located adjacent to the River Wye SAC, the level of phosphate is not an issue which is causing concern within Llangarron and NMP actions within the current NMP are unlikely to be required.
- 6.11 In addition, the review of the Nutrient Management Plan for the River Wye SAC is currently underway and this should ensure that development within Herefordshire which can be accommodated during the plan period.
- 6.12 No mitigation measures have been included within the screening of the policies of the NDP as policy LD2 and SD4 are part of the development plan. A key requirement of the Core Strategy is to meet the Water Framework Directive.
- 6.13 This review has concluded that the policies are unlikely to result in significant effects on the River Wye SAC and the Wye Valley woodland SAC ***It is therefore concluded that the Llangarron Plan will not have a likely significant effect on the aforementioned three European Sites.***

## 7 Screening of modifications to the NDP (Reg16)

- 7.1 The submission Llangarron NDP has been revised following the Reg14 consultation. No additional objectives have been added or amended. Several policies have had minor amendments. These changes have been minor in nature and do not affect the stance of the policies. However, these two changes have added new criteria or removed areas of text and therefore these changes have been reassessed. Policy HOU4 has been added to set criteria for house extensions.
- 7.2 The following policies have been reassessed:
- Policy TRA1: Promoting Sustainable Transport in New Developments
  - Policy CSU1: Protecting existing community facilities and supporting investment in new and improved facilities.
  - HOU4. House Extensions added post reg 14 2020, has been screened.
- 7.3 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 plan. A key requirement of the Core Strategy is to meet the Water Framework Directive.
- 7.4 Legal opinion following the Sweetman case has indicated that outside of the Lugg catchment area, where there is adequate sewerage treatment works capacity and where Policy SD4 would apply to

developments, then no likely significant effect could be concluded with regards to the NDP and there is no requirement for NDPs to include additional mitigation.

- 7.5 The consultation response from Natural England to the Regulation 14 version of this report concurred that there would be no likely significant effects on the European Sites from the Llangarron NDP.
- 7.6 This review and rescreening have been found to be unlikely to result in significant effects on the River Wye SAC and the Wye Valley Woodlands SAC. It is therefore concluded that the modifications made have not resulted in any policy changes that would mean that the **Llangarron NDP would not have a likely significant effect on the aforementioned European Sites.**

### Screening of the modifications following the examination of the Llangarron NDP

- 7.7 The Plan was independently examined during the summer of 2021 as as a result some minor modifications were made to a number of policies.
- 7.8 The policies which have been subject to modifications during the examination are as follows:
- Policy ENV1: Landscape and biodiversity
  - Policy ENV2: Protecting historic Assets and settlement character
  - Policy ENV4 Public sewerage network and wastewater treatment works
  - Policy EMP1: Rural business development including agricultural buildings and poly tunnels
  - Policy EMP2: Tourism and rural diversification
  - Policy HOU1: New housing development
  - Policy TRA1: Sustainable patterns of movement
  - Policy CSU1: Protecting existing community facilities and supporting investment in new and improved facilities
  - Policy COM1: Communication
  - Policy ENG1: Proposals for incorporating renewable technology in developments
  - Policy ENG2: Proposals for new Renewable Energy Technology

7.9 The following policies have been deleted:

- Policy SUS1: Sustainable Development
- Policy HOU2: Replacement dwellings in the countryside
- Policy HOU3: Change of use of agricultural buildings to dwellings and holiday use
- Policy HOU4. House Extensions (Added post reg 14 2020)

### Environmental Condition data for the River Wye SAC

- 7.10 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. Although the Lower Wye is at risk of failing, it has currently not been declared as 'failing'
- 7.11 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).

- 7.12 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.
- 7.13 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.
- 7.14 In 2019, the sewerage treatment works within the Lugg catchment area were reporting 100% compliance with phosphate limits.
- 7.15 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.

### Mitigation considered

#### Policy SD4

- 7.16 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 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.
- 7.17 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.
- 7.18 Although all proposals will need to demonstrate compliance with Policy SD4, this does not give sufficient scientific certainty alone and other measures will need to be considered.

#### Proposed wetlands and the Interim Development Plan

- 7.19 Herefordshire Council are currently investigating the potential for integrated wetlands to assist in the reduction of phosphate levels within the river Lugg 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 Lugg catchment. Although this NDP is not within the Lugg catchment it demonstrates a commitment to addressing the phosphate challenge within the wider catchment.
- 7.20 Additional mitigation measures may be appropriate and those options are outlined in the Interim Phosphate Development Plan – Stage 2 . It is not appropriate or possible to prescribe this level of detail to a site allocation at this stage.

### Interim approach to planning applications

- 7.21 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. Five 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.
- 7.22 These are:
- Drainage fields is more that 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)
- 7.23 It should be noted that the only planning applications within the River Lugg catchment are required to demonstrate meeting these five tests at present. Llangarron is within the River Wye catchment.

## 8 Identification of other plans and projects which may have 'in-combination' effects

- 8.1 There are a number of potentially relevant plans and projects which may result in in- combination effects with the Core Strategy across Herefordshire, these plans have been reviewed and can be found in Appendix 2 of the publication of the Herefordshire Local Plan Core Strategy Habitats Regulations Assessment (Oct 2015).
- 8.2 It is seen that as this NDP does not go over and beyond the requirements set out in the Core Strategy.
- 8.3 Adjacent neighbourhood plans include Welsh Newton and Llanrothal Group (made),Whitchurch and Ganarew(made), Peterstow (made), Ballingham, Bolstone and Hentland (made). Marstow, St Weonards and Llawarne and District group are not producing an NDP. These plans have not gone over and beyond the requirements set out within the Core Strategy for their area.
- 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 review work on the Nutrient Management Plan, have both been considered as part of the in-combination assessment.
- 8.5 The *Interim Phosphate Delivery Plan Stage 2 – Mitigation options for phosphate removal* provides a range of potential mitigation solutions that could used and a set of recommendations are included to provide a robust solution to achieve nutrient neutral residential developments. This document has been available on the Councils website since March 2021. The *Interim Phosphate Delivery Plan Stage 1* provides guidance to calculating the phosphate budget for new developers with a phosphate calculate tool.

- 8.6 Regular position statements are placed on the Council's website to update developers and applicants for the requirements to demonstrate nutrient neutrality and the options for this.
- 8.7 As the work is ongoing and moving at a pace, it is considered that the best and most accurate guidance for developers on the options to achieve nutrient neutrality is within these guidance documents on the website and not specifically within the NDP policy or text. This is because during the plan period, methods could be refined and solutions that are more appropriate found. The guidance notes and website can easily respond to this update unlike the supporting text of the neighbourhood plan.
- 8.8 It is unlikely that the Llangarron 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 8 above, the NDP **will not have a likely significant effect on the River Wye SAC and the Wye Valley Woodland SAC.**

## 10.0 Next steps

- 10.1 This report will accompany the final version of the Llangarron NDP. The plan will progress to referendum and if successful adoption.

# Appendix 1

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

**The Neighbourhood Planning (General) Regulation 2012 (Reg. 32)**

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

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

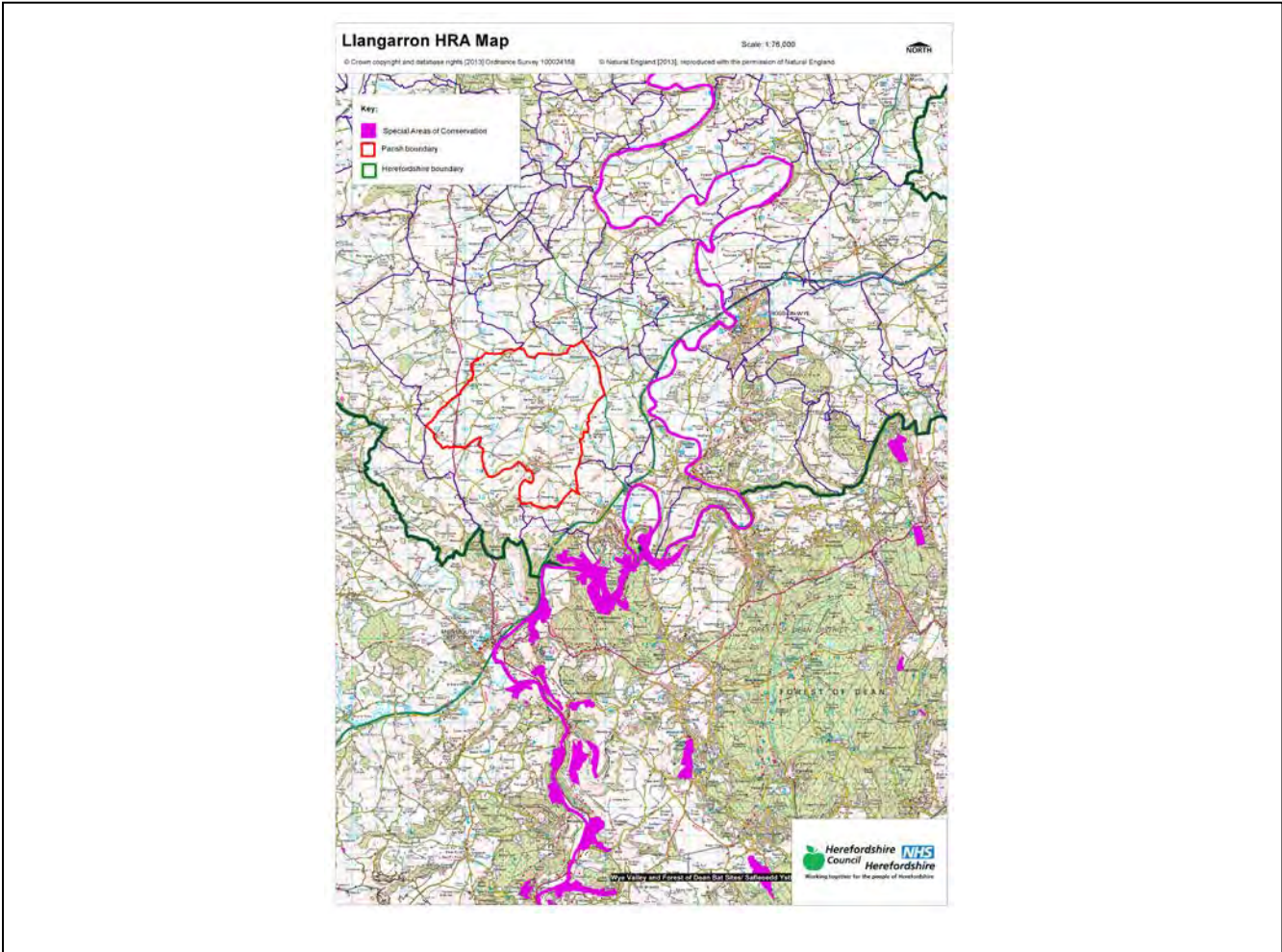
### **Introduction**

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

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



**HRA Initial Screening: Map showing relationship of Neighbourhood Area with European Sites  
(not to scale)**



**Initial HRA Screening**

**River Wye (including the River Lugg) SAC:**

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

**Downton Gorge SAC:**

Is the Neighbourhood Area within 10km of Downton Gorge SAC?	N	Downton Gorge is 50.5km away from the Parish
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**River Clun SAC:**

Does the Neighbourhood Area include: Border Group Parish Council or Leintwardine Group Parish Council?	N	River Clun does not border the Parish
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**Usk Bat Sites SAC:**

Is the Neighbourhood Area within 10km of the SAC boundary?	N	Usk Bat Sites are 28.2km away from the Parish
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**Wye Valley & Forest of Dean Bat Sites SAC:**

Is the Neighbourhood Area within 10km of any of the individual sites that make up the Wye Valley & Forest of Dean Bat Sites?	N	The Parish is 10.93km away from Wye Valley and Forest of Dean Bat Sites
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**Wye Valley Woodlands SAC:**

Is the Neighbourhood Area within 10km of any of the individual sites that make up the Wye Valley Woodlands Site?	Y	The Parish is 3.04km away from the Wye Valley Woodlands
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**HRA Conclusion:**

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

**European Site**

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

River Wye (including the River Lugg) SAC

Wye Valley Woodlands SAC

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

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

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

**Decision Notification:**

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

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

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

**Assessed by: James Latham**

## Appendix 1: European Sites

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

<b>Downton Gorge</b>
<b>Site Features:</b> <i>Tilio-Acerion</i> forests of slopes, screes and ravines
<b>Vulnerability data:</b> 10km for air quality associated with poultry units or other intensive agricultural practices.
<b>River Clun</b>
<b>Site Features:</b> Freshwater pearl mussel <i>Margaritifera margaritifera</i>
<b>Vulnerability data:</b> Water quality is important to maintain the site feature. Parishes either side of the River Clun will be affected.
<b>River Wye</b>
<b>Site Features:</b> Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation. Transition mires and quaking bogs. White-clawed (or Atlantic Stream) crayfish <i>Austropotamobius pallipes</i> . Sea lamprey <i>Petromyzon marinus</i> . Brook lamprey <i>Lampetra planeri</i> . River lamprey <i>Lampetra fluviatilis</i> . Twaite shad <i>Alosa fallax</i> . Atlantic salmon <i>Salmo salar</i> . Bullhead <i>Cottus gobio</i> . Otter <i>Lutra lutra</i> . Allis shad <i>Alosa alosa</i>
<b>Vulnerability data:</b> Proximity: Developments should not be within 100m of the designated bank. Some developments beyond 100m may also have impacts based on proximity and these issues should be addressed where possible when developing NDP policy and choosing site allocations. Water Quality: Within the whole catchment of the River Wye, which includes the River Lugg, mains drainage issues with regards to water quality are being resolved through the Core Strategy / Local Plan and development of a Nutrient Management Plan. Welsh Water should be consulted to ensure that the proposed growth will be within the limit of their consents. Otters: "An otter will occupy a 'home range', which on fresh waters usually includes a stretch of river as well as associated tributary streams, ditches, ponds, lakes and woodland. The size of a home range depends largely on the availability of food and shelter, and the presence of neighbouring otters. On rivers, a male's home range may be up to 40km or more of watercourse and associated areas; females have smaller ranges (roughly half the size) and favour quieter locations for breeding, such as tributary streams. Otters without an established home range are known as 'transients'. They are mostly juveniles looking for a territory of their own, or adults that have been pushed out of their territories. Transient otters may use an area for a short while, but they will move on if conditions are not suitable or if they are driven away by resident otters. Transients will have been important in extending the range of otters, but they are very difficult to identify from field signs. Within a home range an otter may use many resting sites. These include above-ground shelters, such as stands of scrub or areas of rank grass, and underground 'holts' – for example, cavities under tree roots and dry drainage pipes." (Source: EA website: <a href="http://www.environmentagency.gov.uk/static/documents/Business/Otters_the_facts.pdf">http://www.environmentagency.gov.uk/static/documents/Business/Otters_the_facts.pdf</a> accessed 09/04/2013)

### Usk Bat Site

**Site Features:** Annex I habitats present as a qualifying feature, but not a primary reason for site selection: European dry heaths, Degraded raised bogs still capable of natural regeneration, Blanket bogs, Calcareous rocky slopes with chasmophytic vegetation, Caves not open to the public, *Tilio-Acerion* forests of slopes, screes and ravines. Annex II species of primary reason for site selection: Lesser horseshoe bat *Rhinolophus hipposideros*, UK population 5%, although it is suggested this is an underestimate.

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

### Wye Valley and Forest of Dean Bat Sites

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

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

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

NDPs closest to the European Site will need to consider:

Woodland habitat buffer.

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

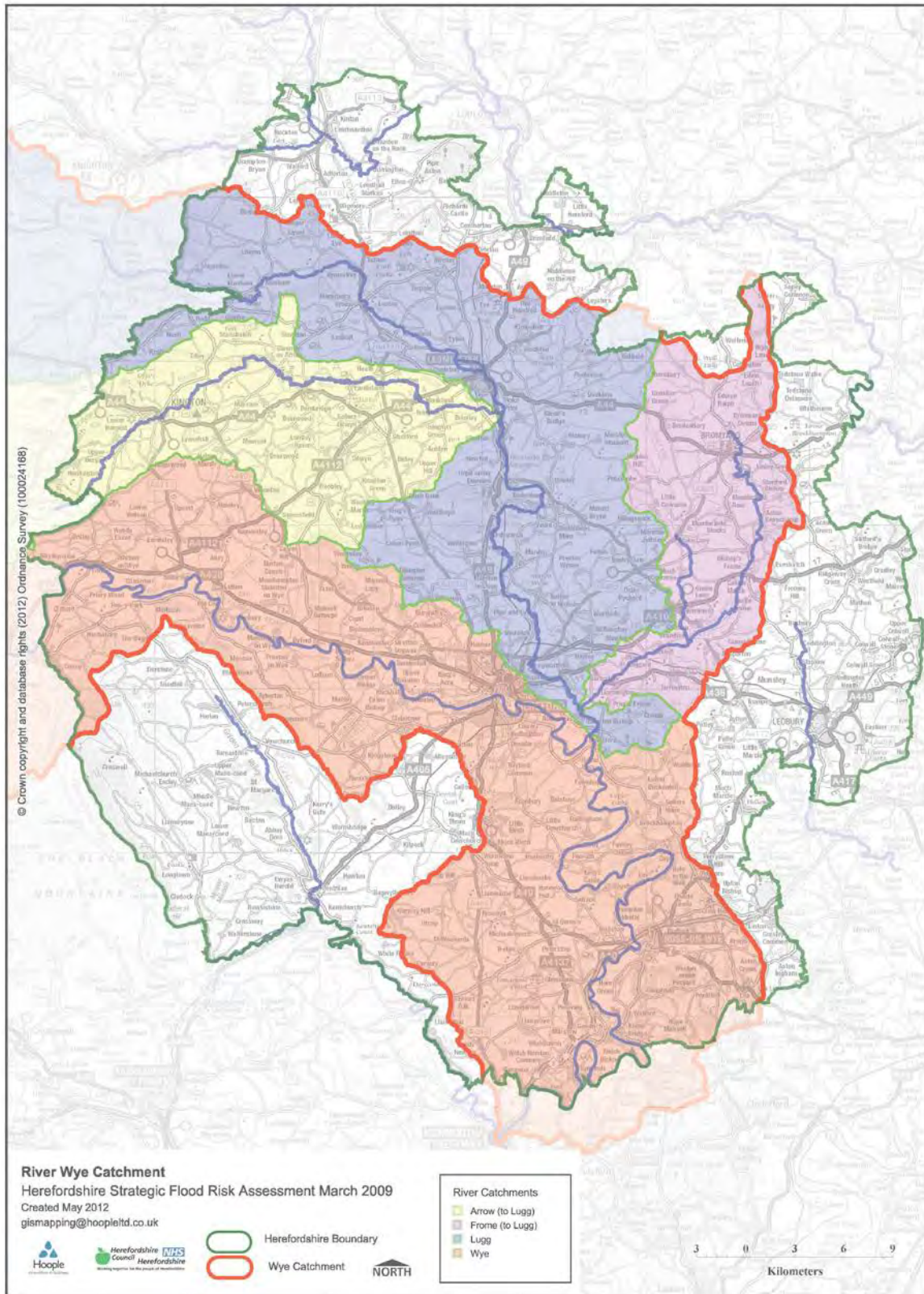
Greater Horseshoe Bat: Large buildings, pasture, edge of mixed deciduous woodland and hedgerows. Mixed land-use especially south-facing slopes, favours beetles, moths and insects they feed on. During the winter they depend on caves, abandoned mines and other underground sites for undisturbed hibernation.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

### Wye Valley Woodlands

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

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

## Appendix 2: Wye Catchment Map



# Appendix 2

## Llangarron Options

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

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

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



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

# Appendix 3

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

Parish Council Name: Llangarron

NDP Title: Llangarron Parish Neighbourhood Plan

Date undertaken: August 2020

NDP options	HRA Screening of Emerging NDP objectives, options and policies				
	Likely activities (operations) to result as a consequence of the objective/option/policy	Likely effect if option implemented. Could they have Likely Significant Effects (LSE) on European Sites?	European Sites potentially affected	Would it be possible that it would result in any LSE?	Requirement for an Appropriate Assessment
Do nothing	No NDP to determine planning applications.	Criteria policies within the Core Strategy would guide further development. Specific policies and proposals for the parish would not exist.	River Wye (including the River Lugg) SAC  Wye Valley Woodlands SAC	N/A	N/A
No allocation of sites stick to criteria based policy	Housing development  Increase in transport and facility use  Increase in water and sewage waste production and water consumption  Small scale proportionate growth where the location would be determined by a criteria based policy.	Less certain in comparison to allocating sites and settlement boundary, as to the impact on the European sites as dependant on the location of the development.	River Wye (including the River Lugg) SAC  Wye Valley Woodlands SAC	Specific environmental issues could be investigated during the site search and be positively addressed within the policy wording.  Policy would need to take account of the proportional growth requirements of the Core Strategy and potential headroom capacity at the local STW.	No.

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

<p>Site One Land Adjacent Bay Tree Cottage</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing located on the edge of settlement.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>No: the location and scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the form of an open agricultural field.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. This site has been identified in direct response to the proportional growth target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements.</p>	<p>No.</p>
<p>Site Two Land opposite the Royal Arms</p>	<p>Increase in water usage, abstraction and sewage treatment</p> <p>Small increase in traffic and parking demands</p> <p>New housing located on the edge of settlement.</p> <p>Demand in broadband and communication services.</p> <p>Light pollution</p>	<p>No: the location and scale of development proposed would not give rise to likely significant effects, but note that development may result in the loss of foraging space in the form of an open agricultural field.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>There are sufficient safeguards within other policies to avoid any adverse impacts, and the inclusion of additional policy wording in the NDP. This site has been identified in direct response to the proportional growth target within that policy and its development, either in isolation or in tandem with the other proposed site allocations, would not exceed the Local Plan's requirements.</p>	<p>No.</p>
<p>Housing numbers</p>	<p>Promotion of housing development on a small</p>	<p>Housing development will be proportionate in line with Core Strategy</p>	<p>River Wye (including</p>	<p>There are sufficient safeguards within other policies to avoid any</p>	<p>No.</p>

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

# Appendix 4

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

Parish Council Name: Llangarron

NDP Title: Llangarron Parish Neighbourhood Plan

Date undertaken: August 2020

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

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

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

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

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

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

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

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

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

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

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

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

# Appendix 5

## **SEA Consultation Feedback**

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

**Parish Council Name:** Llangarron Parish Council

**Neighbourhood Development Plan Name:** Llangarron NDP

**Consultation date:** 1 September to 26 October 2020

**Consultation title:** Regulation 14 resubmission ( R14 previously submitted 6 February 2017)

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**Natural England** received on 27.10.20

### **Screening Request: Environmental Report (Strategic Environmental Assessment)**

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

# Appendix 6

D3: Predict and evaluate the short to long term effects of the Llangarron NDP policies at regulation 16 submission (Llangarron NDP) (February 2021)

### Assessment of the short, medium and long term effects of the NDP policies/sites on the SEA Objectives

The matrix in this document appraises the final Much Birch NDP policies in terms of their effect on the SEA objectives over the short, medium and long term. These have been developed from Government guidance on SEA and from the local evidence base gathered for identifying the NDP issues.

<b>Strategic Environmental Assessment (SEA) Assessment outcome key</b>
<b>Very compatible-Very positive effect</b>
<b>Compatible –Positive effect</b>
<b>Conflict- Negative effect</b>
<b>Neutral-Neutral effect</b>
<b>No relationship between objectives- No link</b>
<b>Uncertain- more information needed</b>

**SEA Objectives:**

- 1-To maintain and enhance nature conservation (biodiversity, flora and fauna)
- 2- To maintain and enhance the quality of landscapes and townscapes
- 3- To improve quality of surroundings
- 4- To conserve and where appropriate enhance the historic environment and culture heritage
- 5- To improve air quality
- 6- To reduce the effect of traffic on the environment
- 7- To reduce contributions to climate change
- 8- To reduce vulnerability to climate change
- 9- To improve water quality
- 10- To provide for sustainable sources of water supply
- 11- To avoid, reduce and manage flood risk
- 12- To conserve soil resources and quality
- 13- To minimise the production of waste
- 14- To improve health of the population
- 15- To reduce crime and nuisance
- 16- To conserve natural and manmade resources

D3: Predict and evaluate the short to long term effects of the Llangarron NDP policies at regulation 16 submission (Llangarron NDP) (February 2021)

Assessment of the effect of Neighbourhood Plan Policies on SEA Objectives

### New Policy HOU4 House Extensions

Short Term (1-5 years)															
SEA Objectives															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Positive	Positive	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	No link	No link	No link	Neutral

Summary Explanation:

This policy has been added following the 2020 regulation 14 consultation. Overall this policy has a positive and neutral impact towards the SEA baseline in the short term. Policy is not over and above the Core Strategy in terms of SEA objectives. This policy sets out criteria for house extensions to ensure they are in keeping and appropriate to the site and will not have a detrimental impact on neighbouring amenity or natural environment, townscape and landscape.

Enhancement and mitigation opportunities:

Mitigation measures are covered in the Core Strategy. Policy safeguards within the NDP and Core Strategy will help to alleviate impact caused from new development.

Medium Term (6-10 years)															
SEA Objectives															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Positive	Positive	Positive	Positive	Neutral	Neutral	Positive	Positive	Neutral	Neutral	Neutral	Neutral	No link	No link	No link	Neutral

Summary Explanation:

Overall this policy has a positive and neutral impact towards the SEA baseline in the medium term. This policy is not over and above the Core Strategy in terms of SEA objectives.

Enhancement and mitigation opportunities:

Mitigation measures are covered in the NDP and Core Strategy. The NDP has in built policies to mitigate against harm caused from new developments.

Long Term (11+ years)															
SEA Objectives															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Positive	Positive	Positive	Positive	Neutral	Neutral	Positive	Positive	No link	No link	No link	Neutral	No link	No link	No link	Neutral

D3: Predict and evaluate the short to long term effects of the Llangarron NDP policies at regulation 16 submission (Llangarron NDP) (February 2021)

**Summary Explanation:**

Overall this policy has a positive and neutral impact towards the SEA baseline in the long term. This policy is not over and above the Core Strategy in terms of SEA objectives and sets out clear criteria for householder extensions.

**Enhancement and mitigation opportunities:**

Mitigation measures are covered in the NDP and Core Strategy. The NDP has in built policies to mitigate against harm caused from new developments.

**Overall commentary and any cumulative effects:**

Overall this policy has been added after regulation 14 consultation. This policy is not over and above the Core Strategy and the policy moves towards the relevant SEA objectives. No cumulative effects have been identified for this policy. Overall this policy sets out clear criteria for house extensions to encourage and support proposals of a suitable design and scale, whilst minimising impact on residential amenity, environment, landscape and townscape. This has a neutral impact in the short, medium and term on the SEA baseline.

**Policy TRA1 Transport Requirement related to development**

Short Term (1-5 years)															
SEA Objectives															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Neutral	Neutral	Neutral	No link	Positive	Positive	Positive	Positive	No link	No link	No link	No link	No link	No link	No link	Neutral

**Summary Explanation:**

Overall this policy has a positive and neutral impact towards the SEA baseline in the short term. This Policy promotes sustainable modes of transport and highway safety along with is not over and above the Core Strategy in terms of SEA objectives and will have a neutral impact on the sea baseline.

**Enhancement and mitigation opportunities:**

Mitigation measures are covered in the Core Strategy and NDP.

Medium Term (6-10 years)															
SEA Objectives															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Neutral	Neutral	Neutral	No link	Positive	Positive	Positive	Positive	No link	No link	No link	No link	No link	No link	No link	Neutral

**Summary Explanation:**

Overall this policy has a neutral impact towards the SEA baseline in the medium term. This policy also promotes sustainable modes of transport and safe and suitable transport routes in the parish. This Policy is not over and above the Core Strategy in terms of SEA objectives and will have a neutral impact on the sea baseline.

**Enhancement and mitigation opportunities:**

Mitigation measures are covered in the NDP and Core Strategy.



D3: Predict and evaluate the short to long term effects of the Llangarron NDP policies at regulation 16 submission (Llangarron NDP) (February 2021)

Long Term (11+ years)															
SEA Objectives															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Neutral	Neutral	Neutral	No link	Positive	Positive	Positive	Positive	No link	No link	No link	No link	No link	No link	No link	Neutral

Summary Explanation:

Overall this policy has a neutral impact towards the SEA baseline in the long term. This policy also promotes sustainable modes of transport and safe and suitable transport routes in the parish. This Policy is not over and above the Core Strategy in terms of SEA objectives and will have a neutral impact on the sea baseline

Enhancement and mitigation opportunities: Mitigation measures are covered in the NDP and Core Strategy and NDP.

#### Overall commentary and any cumulative effects:

This Policy is not over and above the Core Strategy and the policy moves towards the relevant SEA objectives. No cumulative effects have been identified for this policy. This policy sets out criteria to promote Sustainable Transport in new development. Overall this has a neutral impact on the sea baseline in the short, medium and long term.

Changes to this policy post regulation 14 have added criteria in reference to manual for streets guidance and Herefordshire Council Highways Design Guide. The changes made to this policy post regulation 14, have the same overall neutral effect towards the SEA baseline.

#### Policy CSU1

Short Term (1-5 years)															
SEA Objectives															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Neutral	Positive	Positive	Positive	Neutral	Positive	Positive	Positive	No link	No link	Neutral	Positive	No link	No link	No link	Positive

Summary Explanation:

Overall this policy has a positive impact towards the SEA baseline in the short term. This Policy is not over and above the Core Strategy in terms of SEA objectives and strives to support, protect and enhance existing community facilities to improve and retain the existing facilities valued by the community. Criteria contained within this policy promotes Community outdoor spaces, Community allotments and Orchards this is likely to be beneficial to the environment and community in the short term.

Enhancement and mitigation opportunities:

Mitigation measures are covered in the Core Strategy.

D3: Predict and evaluate the short to long term effects of the Llangarron NDP policies at regulation 16 submission (Llangarron NDP) (February 2021)

Medium Term (6-10 years)															
SEA Objectives															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Neutral	Positive	Positive	Positive	Positive	Positive	Positive	Positive	No link	No link	Neutral	Neutral	No link	No link	No link	Positive

**Summary Explanation:**

Overall this policy has a positive impact towards the SEA baseline in the medium term. This Policy is not over and above the Core Strategy in terms of SEA objectives and strives to support, protect and enhance existing community facilities to improve and retain the existing facilities valued by the community. Criteria contained within this policy promotes EV infrastructure, Community outdoor spaces, Community allotments and Orchards this is likely to be beneficial to the environment and community in the medium term.

**Enhancement and mitigation opportunities:**

Mitigation measures are covered in the NDP and Core Strategy. The NDP has in built policies to mitigate against harm caused from new developments.

Long Term (11+ years)															
SEA Objectives															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Neutral	Positive	Positive	Positive	Positive	Positive	Positive	Positive	No link	No link	Neutral	Neutral	No link	No link	No link	Positive

**Summary Explanation:**

Overall this policy has a positive impact towards the SEA baseline in the long term. This Policy is not over and above the Core Strategy in terms of SEA objectives and strives to support, protect and enhance existing community facilities to improve and retain the existing facilities valued by the community. Criteria contained within this policy promotes EV infrastructure, Community outdoor spaces, Community allotments and Orchards this is likely to be beneficial to the environment and community in the long term.

**Enhancement and mitigation opportunities:**

Mitigation measures are covered in the NDP and Core Strategy. The NDP has in built policies to mitigate against harm caused from new developments.

**Overall commentary and any cumulative effects:**

Overall this Policy is not over and above the Core Strategy and the policy moves towards the relevant SEA objectives. No cumulative effects have been identified for this policy. Overall this policy safeguard community facilities valued and used by the local community and has a positive impact in the short, medium and term.

Changes to this policy post regulation 14 have added St Deinst Church and Llancloudy Wesleyan Methodist Chapel to the community facility list to be protected and enhanced. These changes have the same overall positive impact towards the SEA baseline.

# Appendix 7

# Summary of consultation responses to Llangarron Reg 16 HRA

Consultation date: 29 March to 11 May 2021

Consultation title: Llangarron Group Neighbourhood Plan Regulation 16

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

## **Consultee and any comments received:**

- Natural England – No specific comments to the HRA
- Historic England –No specific comments to the HRA
- Environment Agency – No comments received
- Natural Resources Wales – No comments received

# Appendix 8

## **Llangarron Modifications following examination – December 2021**

<b>Modification</b>	<b>Policy</b>	<b>Modification recommended</b>	<b>Justification</b>
Modification 1	Introductory Section - Page 1	Delete page 1	Interests of accuracy and clarity.
	Introductory Section - Para 1.5	Update reference to “National Planning Policy Framework, 2021)”	Interests of accuracy and clarity.
	Introductory Section - Para 1.5	Change last sentence to “...which the NDP was considered at examination...”	Interests of accuracy and clarity.
	Introductory Section - Para 2.1	Delete second sentence (“The Submission...residents.”)	Interests of accuracy and clarity.
	Introductory Section - Para 3.5	There were no Listed Buildings in 1372,  Delete last six words of para (“though...buildings”) and replace with “...Llangarron. Llangrove has seven listed buildings.”	Interests of accuracy and clarity.
	Introductory Section - Para 4.1	Change sentence below Vision to “...up to 2031 the Neighbourhood Plan aims to deliver this Vision through the following Objectives:”	Interests of accuracy and clarity.
	Introductory Section - Pages 11 and 12	Remove the Policy “delivery” references underneath each Objective	Interests of accuracy and clarity. The Objectives are repeated in the Policy section of the Neighbourhood Plan
	Introductory Section - Para 5.1	Delete first sentence (“The following...Parish.”) and change second sentence to “Each of the following policies has...”	Interests of accuracy and clarity.
	Introductory Section - Para 5.3 and 5.4	Delete the Neighbourhood Plan does not need to set out what it does not include	Interests of accuracy and clarity.
	Introductory Section - Para 5.5	Delete the last two sentences (“Where a .....considerations.”) which are imprecise	Interests of accuracy and clarity.
Modification 2	Policy SUS1	Delete Policy SUS1 and supporting text (pages 14-16)	Interests of accuracy and clarity. Help to achieve sustainable development.

Modification 3	Policy ENV1	Change first paragraph to “New proposals for development should seek to protect and enhance the biodiversity and the natural, historic and scenic beauty of important landscapes in the Neighbourhood Area. In so doing, proposals should consider their impacts on: 1. Important views...River Wye.”	Better reflect policies Policy LD1 and LD2
	Policy ENV1	Change second paragraph to “Development proposals that impact on green infrastructure, including trees, hedges and woodland, should demonstrate how they will protect and enhance biodiversity. The creation of new habitats will be supported, for example the planting of orchards as part of...enhance biodiversity.”	Better reflect policies Policy LD1 and LD2
	Policy ENV1	Delete last paragraph (“The priority...provided.”)	Interests of accuracy and clarity.
	Policy ENV1 - Para 7.1	delete quote and replace with the revised Paragraph 174 of the Framework	Update In line with revised NPPF
	Policy ENV1 - Para 7.2	Delete Paragraph 7.2, which does not relate to the Policy	Removal of inaccurate and outdated information.
	Policy ENV1 - Para 7.12	Change first sentence to “...policy commitment to existing green infrastructure and to the creation of habitat as a resource for the community...”	Interests of accuracy and clarity.  Help to achieve sustainable development.
Modification 4	Policy ENV2	Delete the bullet points 1.,2. and 3. and replace with:  “Development proposals must conserve designated and non designated heritage assets and their settings in a manner appropriate to their significance	Removal of inaccurate and conflicting information. Conformity with NPPF
	Policy ENV2	Change bullet point 4. to  “Development proposals must respect local character. They should take opportunities to use designs and building materials...window frames is preferred.” (delete reference to light pollution)	Interests of accuracy and clarity.  Conformity with NPPF



	Policy ENV2	Delete bullet point 5	Removal of inaccurate and conflicting information.  Conformity with NPPF
	Policy ENV2 - Para 7.13	Delete quote and replace with revised Paragraph 190 from the Framework	Removal of inaccurate and outdated information.  Conformity with NPPF
	Policy ENV2 - Para 7.16	Change to "...local importance and this should be protected in a manner appropriate to its significance."	Interests of accuracy and clarity.  Conformity with NPPF
	Policy ENV2 - Page 26	Change line two to  "...existing character and that any new development should include suitable..."	Interests of accuracy and clarity.  Conformity with NPPF
	Policy ENV2 - Page 26	Third para, line four, change to  "asset. Parishioners are keen to ensure that any new development in Llancloudy reflects the...half storey dwellings and that any new development includes suitable..."	Interests of accuracy and clarity.  Conformity with NPPF
	Policy ENV2 - Page 27	Second para, line six, change to "...character to the village and Parishioners consider that these should be retained. Parishioners are also concerned that new development should take...the skyline and that any new development includes suitable..."	Interests of accuracy and clarity.  Conformity with NPPF
	Policy ENV2 - Page 27	Fourth para, line five, change to "...plots. Parishioners expect new development to reflect...area and to include suitable boundary..."	Interests of accuracy and clarity.  Conformity with NPPF
Modification 5	Policy ENV4	Policy ENV4, delete the first two paras ("Development...1990")	Interests of accuracy and clarity.

	Policy ENV4	Change the title of the Policy to "Sewerage"	Interests of accuracy and clarity.
	Policy ENV4 - Para 7.23	Para 7.23, replace with Paragraph 152 of the Framework	Interests of accuracy and clarity.  Conformity with NPPF
	Policy ENV4 - 7.28 and 7.29	Delete Paras 7.28 and 7.29	Interests of accuracy and clarity.  Conformity with NPPF and Core Strategy
Modification 6	Policy EMP1	Delete the wording of Policy EMP1 and replace with:  "The growth and expansion of rural businesses through conversions and through well-designed new buildings that respect the character of the countryside will be supported. Development proposals must respect the amenity of neighbours, with regards to noise, odour and outlook. New buildings should be sited to minimise visual and landscape impacts and larger buildings should be "broken up" via the sensitive use of materials, colour or ridge height. Natural materials, including wood and the use of neutral, earth tones should be used to help blend new buildings into their surroundings. Proposals for new buildings should demonstrate the use of energy and resource efficiency measures."	Removal of inaccurate and conflicting information.  Conformity with NPPF
	Policy EMP1	Change title of Policy EMP1 to  "Rural business development including agricultural buildings and poly tunnels requiring planning permission"	Removal of inaccurate and conflicting information.  Interests of accuracy and clarity.
	Policy EMP1 - Para 8.1	Replace quotes with Paragraphs 81 and 84 of the Framework	Removal of inaccurate and conflicting information.

			Interests of accuracy and clarity.
	Policy EMP1 - Para 8.10	Delete last sentence ("Development...Strategy")	Removal of inaccurate and conflicting information.  Interests of accuracy and clarity.
	Policy EMP1 - Para 8.12	Delete second sentence ("Proposals...Strategy")	Removal of inaccurate and conflicting information.  Interests of accuracy and clarity.
	Policy EMP1 - Para 8.14	Change last sentence to "...local industry and the Policy below is intended to provide an appropriate, positive policy framework for such development."	Removal of inaccurate and conflicting information.  Interests of accuracy and clarity.
	Policy EMP1 - Para 8.14	Change to "...used to inform the Policy below."	Removal of inaccurate and conflicting information.  Interests of accuracy and clarity.
Modification 7	Policy EMP2	Change first sentence to "...tourist economy will be supported. Such..."	Removal of inaccurate and conflicting information.  Conformity with NPPF
	Policy EMP2	Delete bullet points (1. to 4.) and change second para to  "Proposals for new, sustainable tourism facilities or the enhancement of existing visitor facilities will be supported where they respect local character, residential amenity and highway safety. Such proposals should also seek to promote sustainable patterns of movement."	Removal of inaccurate and conflicting information.  Conformity with NPPF

	Policy EMP2	Retain final para	Conformity with NPPF
	Policy EMP2 - Para 8.15	Change to “...home-working. The Parish Council will seek to encourage the provision of this facility where possible and will seek to promote collaborative working with...growth. The Parish Council will also support proposals...parish. A Communication Policy, COM1, is set out later in the Neighbourhood Plan.”	Removal of inaccurate and conflicting information.  Conformity with NPPF
Modification 8	Policy HOU1	Change second sentence to  “New residential development should take account of the following:”	Interests of accuracy and clarity.  Conformity with NPPF
	Policy HOU1	Delete Criteria 1, 2, 7, 10 and 11	In the interests of national policy and guidance.  Avoiding unnecessary duplication
	Policy HOU1	Provide a new Criterion 1,  “Sites of ten or more dwellings should support a mix of house types and tenures, with an emphasis upon smaller starter homes and affordable family accommodation;”	Conformity with NPPF support for housing of different sizes, types and tenures to meet the needs of different groups in the interests of national policy and guidance.
	Policy HOU1 - Para 9.1	Replace quote with Paragraph 79 of the Framework	Update In line with revised NPPF
	Policy HOU1 - Para 9.36	Last sentence, change to  “...agreed for inclusion in the NDP.”	Interests of accuracy and clarity.
Modification 9	Policy HOU2	Delete Policy HOU2 and supporting text (Paras 9.45 and 9.46)	Removal of inaccurate and repetitive information.

			Conformity with NPPF and Core strategy
Modification 10	Policy HOU3	Delete Policy HOU3 and supporting text (Paras 9.47 and 9.48)	Removal of inaccurate and repetitive information.  Conformity with NPPF and Core strategy
Modification 11	Policy HOU4	Delete Policy HOU4 and supporting text (Para 9.49)	Removal of inaccurate and repetitive information.  Conformity with NPPF and Core strategy
Modification 12	Policy TRA1	Change title to  "Sustainable Patterns of Movement"	Interests of accuracy and clarity.
	Policy TRA1	Delete wording and replace with  "Improvements to public rights of way and access throughout the Neighbourhood Area will be supported. Development must respect highway safety and new car parks should respect local character, include permeable surfaces to reduce surface water run-off and provide electric charging points."	Interests of accuracy and clarity.
	Policy TRA1	Create a new paragraph of supporting text after Para 10.14 comprising the final ten lines of the deleted Policy, changed to  "The Parish Council will seek to encourage developers to support improvements in public transport...and beyond." NB, delete the numbers "10. 11. 12."	Interests of accuracy and clarity.

	Policy TRA1 - Para 10.1	Delete Para 10.1	Removal of inaccurate and conflicting information.
	Policy TRA1 - Para 10.3	Change to "...different communities and paragraph 105 sets out that..."	Interests of clarity and accuracy.  Conformity with NPPF and Core strategy
	Policy TRA1 - Para 10.10	Para 10.10, delete last sentence ("None...pandemic.")	Interests of clarity and accuracy.
	Policy TRA1 - Para 10.11	Change to "...countryside. The Parish Council considers that wherever...enhanced and that cycling should be..."	Interests of clarity and accuracy.  Conformity with NPPF and Core strategy
Modification 13	Policy CSU1	First sentence, delete "and protected"	Interests of clarity and accuracy.
	Policy CSU1	Second paragraph, change to  "...where it has been clearly demonstrated, following at least 12 months open marketing at a price reflective of market value, that the use is no longer viable, or it will be replaced by an equivalent or enhanced community use in an equally accessible location."	Interests of clarity and accuracy.
	Policy CSU1	Change third paragraph to  "...services available within the Neighbourhood Area will be supported subject to development respecting local character, residential amenity and highway safety. Such proposals...charging points."	Interests of clarity and accuracy.
	Policy CSU1	Delete final two paras ("Provision...the Plan")	Removal of inaccurate and conflicting information.

	Policy CSU1	Delete Para 11.1	Removal of inaccurate and conflicting information.
	Policy CSU1 - Para 11.2	Para 11.2, replace with the precise excerpts from Paragraphs 92 and 93 of the Framework	Removal of inaccurate and outdated information.  Conformity with NPPF
	Policy CSU1 - Para 11.3	Para 11.3, change to “Core Strategy Policy SC1 – Social...”	Removal of inaccurate and outdated information.  Conformity with Core Strategy
	Policy CSU1 - Para 11.21	Para 11.21, delete second sentence	Removal of inaccurate and conflicting information.
Modification 14	Policy COM1	Change to  “Proposals for new dwellings and business uses should allow for the provision of a high speed broadband network within the site	In the interests of national policy and guidance.
	Policy COM1	Change to  “Proposals for new dwellings and business uses should allow for the provision of a high speed broadband network within the site. Proposals for well-designed...throughout the Neighbourhood Area will be supported subject to proposals respecting local character and residential amenity and demonstrating that mast sharing is not feasible.”	In the interests of national policy and guidance.
	Policy COM1 - Para 12.1	Para 12.1, change to “Paragraph 114 of the...”	In the interests of national policy and guidance.
	Policy COM1 - Para 12.3	Para 12.3, change to “...is welcomed and the Parish Council is keen to ensure that where possible, new development incorporates suitable	In the interests of national policy and guidance.

	Policy COM1 - Para 12.6	Para 12.6, change to  “The Parish Council will seek to encourage collaborative working between Herefordshire Council and other agencies to support the delivery of high speed...” (NB, this change recognises that the Neighbourhood Plan cannot impose a requirement upon the Local Authority)	In the interests of national policy and guidance.
Modification 15	Policy ENG1	Change to  “The use of renewable energy technologies in new development will be supported. Such technologies could include...future”	Interests of accuracy and clarity.  Conformity with National Policy and Core strategy
	Policy ENG1 - Para 13.1	Change to “Paragraph 153 of...paragraph 156 that...”	Interests of accuracy and clarity.  Conformity with NPPF and Core strategy
Modification 16	Policy ENG2	Change to  “Community-led renewable energy or low carbon energy proposals that respect local character, residential amenity and highway safety will be supported.”	Interests of accuracy and clarity.  Conformity with NPPF and Core strategy



# Appendix 9

## HRA Screening of Emerging Neighbourhood Development Plan Modified Policies

NDP objectives, options policies	Mitigation measures to be considered, as necessary, through redraft of objective/option/policy and to be considered as part of Appropriate Assessment				
	Likely activities (operations) to result as a consequence of the objective/option/policy	Likely effect if option implemented. Could they have Likely Significant Effects (LSE) on European Sites?	European Sites potentially affected	Would it be possible that it would result in any LSE?	Mitigation and Appropriate Assessment
Policies					
<b>Policy ENV1</b>	<p>New development proposals should seek to protect or enhance the landscape character and biodiversity by assessing their impact upon them.</p> <p>Protection of biodiversity and natural landscape.</p> <p>Landscape and views are protected against inappropriate development.</p>	<p>Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC. Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	No LSE
<b>Policy ENV2</b>	<p>Policy to ensure that these points are not adversely affected by development, views are protected, and the use of appropriate designs and materials encouraged.</p> <p>Historic assets safeguarded.</p>	<p>Listed buildings, important landscapes and features and buildings considered of local or historic interest, as well as the character and setting of the parish will remain uncompromised by any new developments.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC. Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any</p>	No LSE

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		Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected		SAC.	
<b>Policy ENV4</b>	<p>This policy ensures before any new development will take place it has sufficient drainage.</p> <p>Avoids overloading of public sewerage network and wastewater treatment works.</p>	<p>Unlikely. This policy is likely to have a positive effect on the SAC as it ensure sufficient infrastructure for runoff is in place prior to new development.</p> <p>Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC.</p> <p>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>This part of the Lower River Wye catchment is not failing its water quality targets</p> <p>The Interim Phosphate Plan provides a range of mitigation that developer and applicants can use to demonstrate compliance with Policy SD4 should the River Wye fail its water quality objectives within the plan period.</p>
<b>Policy EMP1</b>	Policy to ensure that proposals related to business activity are of an appropriate scale and use and will not have a detrimental impact upon the	Only businesses that are considered compatible with the setting of the parish will be able to base themselves here.	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley</p>	<p>No, water quality is not an issue in this part of the River Wye SAC.</p> <p>Policy LD2 of the Core</p>	This part of the Lower River Wye catchment is not failing its water quality targets

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	<p>character and setting of the parish and its assets, including its highways.</p> <p>This policy provides criteria for appropriately sited and designed proposals for Live/work units will be supported along with poly tunnels.</p>	<p>Numbers of people working from home may increase.</p> <p>Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected</p>	Woodlands SAC	<p>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>The Interim Phosphate Plan provides a range of mitigation that developer and applicants can use to demonstrate compliance with Policy SD4 should the River Wye fail its water quality objectives within the plan period.</p>
<b>Policy EMP2</b>	<p>Policy to ensure that where required proposals enabling local farms to diversify are supported providing they conform to certain criteria. This also supports small scale tourism proposals.</p>	<p>The number of local farms able to diversify will increase providing they are of a suitable scale, do not impact upon highway safety or the rural character and setting of the parish.</p> <p>Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC.</p> <p>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>This part of the Lower River Wye catchment is not failing its water quality targets</p> <p>The Interim Phosphate Plan provides a range of mitigation that developer and applicants can use to demonstrate compliance with Policy SD4 should the River Wye fail its water quality objectives within the plan period.</p>

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		detrimentally effected			
<b>Policy HOU1</b>	<p>This policy sets out criteria for new housing development. This promotes a mixture of housing types, tenure as well as affordable housing contributions.</p> <p>Promotes use of sustainable energy systems and effective permeable drainage systems within the landscape design of schemes.</p>	<p>Unlikely that there will be any significant effects on the European Sites. This policy sets out criteria to ensure new development will feature green design features to minimise environmental impact. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC.</p> <p>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>This part of the Lower River Wye catchment is not failing its water quality targets</p> <p>The Interim Phosphate Plan provides a range of mitigation that developer and applicants can use to demonstrate compliance with Policy SD4 should the River Wye fail its water quality objectives within the plan period.</p>
<b>Policy TRA1</b>	<p>Sustainable transport links promoted</p> <p>Increase in walking and cycling</p> <p>Increase in electric charging points</p> <p>Design and layout of car parking in keeping with council's parking standards</p>	<p>Unlikely that there will be any significant effects on the European Sites. This policy promotes sustainable transport and is unlikely to have a significant effect on the SACs.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC.</p> <p>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>This part of the Lower River Wye catchment is not failing its water quality targets</p> <p>The Interim Phosphate Plan provides a range of mitigation that developer and applicants can use to demonstrate compliance with Policy SD4 should the River Wye fail its water quality objectives</p>

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					within the plan period.
<b>Policy CSU1</b>	<p>Policy in support of proposals that improve the range of facilities and services providing they meet certain criteria.</p> <p>Community facility retention</p> <p>Improvement to existing facilities</p> <p>Potential for car park development and allotments</p>	<p>New or existing facilities and services in the parish will be supported providing there is no adverse impact to residential amenity, traffic generation, parking, highway safety, noise and light pollution.</p> <p>Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC.</p> <p>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>This part of the Lower River Wye catchment is not failing its water quality targets</p> <p>The Interim Phosphate Plan provides a range of mitigation that developer and applicants can use to demonstrate compliance with Policy SD4 should the River Wye fail its water quality objectives within the plan period.</p>
<b>Policy COM1</b>	<p>Policy to ensure new developments include high speed broadband, and proposals that provide high quality communication throughout the parish will be supported providing they meet certain criteria.</p>	<p>Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC.</p> <p>Policy LD2 of the Core Strategy seeks to ensure that all development will only be permitted if there is no significant effect to the biodiversity of any</p>	<p>This part of the Lower River Wye catchment is not failing its water quality targets</p> <p>The Interim Phosphate Plan provides a range of mitigation that developer and applicants can use to demonstrate</p>

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		detrimentally effected		SAC.	compliance with Policy SD4 should the River Wye fail its water quality objectives within the plan period.
<b>Policy ENG1</b>	<p>Policy to support suitably scaled renewable energy technology and associated infrastructure.</p> <p>Increase in nonphysical disturbances</p>	<p>Providing there is no detrimental impact on the character of the area, the setting of settlements and heritage assets, residential amenity and highway safety, proposals for renewable energy technology will be supported.</p> <p>Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC.</p> <p>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>This part of the Lower River Wye catchment is not failing its water quality targets</p> <p>The Interim Phosphate Plan provides a range of mitigation that developer and applicants can use to demonstrate compliance with Policy SD4 should the River Wye fail its water quality objectives within the plan period.</p>
<b>Policy ENG2</b>	<p>Policy to ensure that new developments include renewable energy technologies within their development.</p> <p>Increase in nonphysical</p>	<p>Unlikely that there will be any significant effects on the European Sites. All developments are required to meet the criteria of Policy LD2 to</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	<p>No, water quality is not an issue in this part of the River Wye SAC.</p> <p>Policy LD2 of the Core Strategy seeks to ensure that all development will</p>	<p>This part of the Lower River Wye catchment is not failing its water quality targets</p> <p>The Interim Phosphate</p>

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	<p>disturbances</p> <p>New properties in the parish will include such technologies as solar or PV panels, ground or air source heat pumps and biomass boilers, hence carbon footprint will be reduced.</p>	<p>protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected,</p>		<p>only be permitted if there is no significant effect to the biodiversity of any SAC.</p>	<p>Plan provides a range of mitigation that developer and applicants can use to demonstrate compliance with Policy SD4 should the River Wye fail its water quality objectives within the plan period.</p>
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