

# Appropriate Assessment

Report for:

Pyons Group Neighbourhood Area

October 2023



## **Pyons Group Neighbourhood Plan (Reviewed)**

### **Appropriate Assessment**

#### Executive Summary

- 1 Introduction
  - 2 Requirements for the Habitat Regulation Assessment and Appropriate Assessment Consultation responses to date
  - 3 Stage 2 - Appropriate Assessment
  - 4 Scoping
  - 5 The Pyons Group Neighbourhood Plan
  - 6 Assessing the in-combination impacts
  - 7 Mitigation Measures
  - 8 Summary findings
  - 9 Consultation
- 
- Appendix 1 Initial screening report and European Site characteristics
  - Appendix 2 AA Policy assessment Matrix reg 14
  - Appendix 3 Consultation responses to the Reg 14 Appropriate Assessment
  - Appendix 4 Likely Adverse Effects Screening table Reg 16
  - Appendix 5 Policy Assessment matrix of modified policies Reg 16
  - Appendix 6 Consultation responses to the Reg 16 Appropriate Assessment
  - Appendix 7 List of Modifications following examination
  - Appendix 8 Policy Assessment matrix of modified policies post examination

## Executive summary

This report addresses the Appropriate Assessment (AA) stage of the HRA and considers the likely significant effects on the integrity of the River Wye (including the River Lugg) SAC.

A previous Habitat Regulation Assessment has been undertaken on the Pyons Group Neighbourhood Plan dated January 2021. As the NDP is now subject to a review and recent advice and responses from Natural England and the Dutch Case, it is considered that a Stage 2 Appropriate Assessment is now required.

This report addresses the Appropriate Assessment stage; outlines the task undertaken, the findings and recommendations to support the Pyons Group Neighbourhood Plan through to adoption. The reviewed plan has gone through examination in September 2023 and has recommended to proceed to referendum subject to a minor modifications.

The revised Screening report November 2020 found that the River Wye (including the River Lugg) SAC is 2.5km away from the eastern edge of the Pyons Group neighbourhood area. The parish is within the River Lugg catchment area. There are no other SAC to be taken into account within this Neighbourhood Area assessment.

The majority of the policies are criteria based policies within the Pyons Group NDP with no site allocations identified, the previous allocations are now all commitment sites with planning permission. The plan identified settlement boundaries for Bush bank, Kings Pyon and Westhope. Following the 2023 examination, the settlement boundaries for Canon Pyon and Ledgemoor has been removed.

The most significant issue with the Wye catchment is regarding water quality and these issues form the majority of the assessment of these policies.

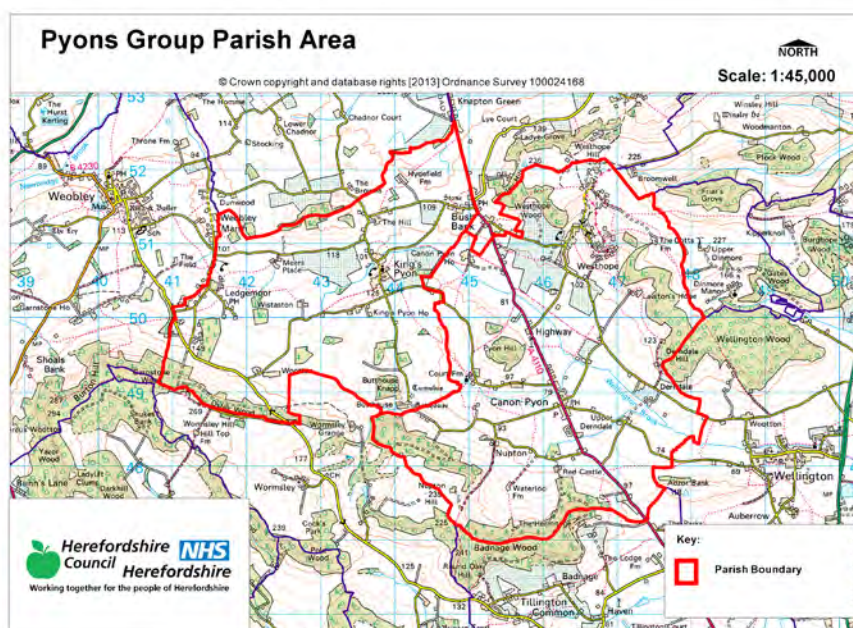
At this stage the appropriate mitigation measures can also be considered against each of the policies. The table within appendix 3 indicates where this has been the case. Herefordshire Council are investigating a wide range of mitigation measures and working with partners to resolve the current water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

This report has taken account of the Nutrient Neutrality and HRA update released and Ministerial Statement issued by Department for Levelling Up, Housing and Communities on the 20/21 July 2022.

**The results of the Appropriate Assessment for the final Pyons Group NDP indicate that there will be no adverse effect on the integrity of the River Wye (including River Lugg) SAC the mitigation and avoidance measures have been taken into account.**

## 1 Introduction

- 1.1 This report address the Appropriate Assessment (AA) stage of the HRA and considers the likely significant effects on the integrity of the River Wye (including the River Lugg) SAC.
- 1.2 A previous Habitat Regulation Assessment has been undertaken on the Pyons Group Neighbourhood Plan dated November 2020. However, this plan is now subject to review and following recent advice, the Dutch Case and responses from Natural England, it is considered that a Stage 2 Appropriate Assessment would be applicable.
- 1.3 This report addresses the Appropriate Assessment stage; outlines the task undertaken, the findings and recommendations to support the Pyons Group Neighbourhood Plan through to adoption.
- 1.4 Pyons Group Parish Council has produced a revised Neighbourhood Plan for Pyons Group parish in order to set out the vision, objective and policies for development within the area up to 2031. This Neighbourhood Plan will support the policies within the adopted Herefordshire Core Strategy and if adopted form part of the Herefordshire Development Plan. The Neighbourhood Plan has recently been subject to an independent examination and some modifications have been made. The plan now needs to be subject to a referendum and, if positive, adoption.
- 1.5 Below shows a map of the neighbourhood plan



## 2 Requirement for the HRA

- 2.1 The requirement to undertake HRA of development plans was confirmed by the amendments to the "Habitats Regulations" published for England and Wales in July 2007 and updated in 2013 and now included within the Conservation of Habitats and Species Regulation 2019 'the Habitats Regulations'. Therefore, when preparing its neighbourhood plan, Pyons Group Parish Council is required by law to carry out an assessment known as "Habitats Regulations Assessment". It is also a requirement in Regulation 32 schedule 2 of the Neighbourhood Planning Regulations 2012.

- 2.2 Herefordshire Council is aware of the recent judgment (People over Wind, Peter Sweetman vs Coillte). The Court of Justice of the European Union (CJEU) ruled that the Habitats Directive must be interpreted as meaning that mitigation measures should be assessed within the framework of an Appropriate Assessment and that it is not permissible to take account of measures intended to avoid or reduce the harmful effects of the plan on a National Network site at the screening stage. The revised screening undertaken in November 2020 and concluded that a full HRA would be required
- 2.3 The Co-operation Mobilisation (The Dutch case) ruling will also have an impact on Herefordshire in the areas within the catchment of the River Lugg. As this Neighbourhood Area is within the River Wye catchment area it has been concluded that a Stage 2 Appropriate Assessment be undertaken to include a range of potential mitigation.
- 2.4 The Ministerial Statement (20 July 2022) and subsequent advice issued by the Department for Levelling Up, Housing and Communities (21 July 2022) regarding Nutrient Neutrality has been taken into account within this report

### 3 Stage 2 – Appropriate Assessment

- 3.1 As highlighted above the Pyons Group Neighbourhood Plan is to be subject to a Stage 2 Appropriate Assessment.
- 3.2 The revised screening and scoping under on November 2020 has identified that the plan may have potential impacts and effects on the following National Network sites:
- River Wye (including the River Lugg) SAC
- 3.3 The map below shows the Pyons Group Neighbourhood Area in relation to the River Wye SAC.



3.4 Previous Habitat Regulation Assessment has been undertaken January 2021. Recent advice and responses to plans within the River catchment have indicated that further Appropriate Assessment work is required specifically to consider the impact of any Neighbourhood Plan on water quality within the catchment. Therefore, it is considered given the neighbourhood area is within the River Lugg catchment that an Appropriate Assessment is undertaken here.

3.5 The requirements of the Appropriate Assessment can be broken down into 5 areas;

- 1 Scoping
  - Collect information regarding the National Network Site
  - Any additional Environment Condition information
- 2 Assessing the impacts
  - Assess the impacts of the neighbourhood plan policies and proposals
  - Consider the in-combination effects
  - Consider the cumulative effects
- 3 Mitigation measures
  - Consider the potential mitigation measures
- 4 Summary and recommendations
- 5 Consultation

#### **4 Scoping**

4.1 The revised initial Screening report February 2022 found that the River Lugg flows through the Neighbourhood Area. 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. The 25km 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

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

#### **Environmental condition data for the River Wye SAC**

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

## 5 Description of the revised Pyons Group Neighbourhood Plan

- 5.1 The Pyons Group NDP was made on 19 June 2017 following a successful examination and referendum. The parish council have decided that the current plan needs to be reviewed in light of new issues since 2017 and those presented whilst implementing the plan's policies. There are a number of modifications suggested including a specific policy concerning water management and drainage (Policy PG4).
- 5.2 The NDP vision for the parish over the Plan period and the objectives have not been altered.
1. Focus on development in Canon Pyon
  2. Support secondary development in other villages.
  3. Support longer term development in Canon Pyon
  4. Promote 'added value' requirements
- 5.3 The NDP is not starting from scratch and initial options for the strategy of the plan was considered in 2016 and assessed within the previous HRA. Therefore, the modified plan options are primarily concerned with the potential site allocations for the revised NDP. These initial site options (refer to appendix 2) were assessed to determine any potential effect the River Wye SAC. Site 1 is a continuing allocation for the relocation of the school and site 2 has now been deleted as an allocation within the revised plan.
- Site 1 – Land adjacent to Canon Pyon Hall
  - Site 2 – Land to rear of Brookside
- 5.4 As with the objective, the policies within the plan has been subject to some minor modification and updating and 6 new policies have been added. This includes a specific policy regarding water management.
- 5.5 The NDP also sets out 14 general policies on various topics based on the objective above, these include:
- Policy PG1 Development Strategy
  - Policy PG2 Housing
  - Policy PG3 Improving accessibility for all
  - Policy PG4 Waste Water and sewerage
  - Policy PG5 River Wye SAC
  - Policy PG6 Protecting and enhancing the natural environment
  - Policy PG7 Protecting and enhancing the built environment
  - Policy PG8 Rural enterprise and tourism
  - Policy PG9 Poly tunnels
  - Policy PG10 Community facilities
  - Policy PG11 Safeguarding land for proposed relocation of the Canon Pyons Primary school
  - Policy PG12 Local Green Space
  - Policy PG13 Promoting sustainable design and resilience
  - Policy PG14 Community energy schemes and solar farms



- 5.5 The plan has currently reached Regulation 16 stage and the report also assesses the policies as at October 2022. Policies have been amended since the initial assessment in January 2021 and an additional policy added regarding Nutrient Neutrality (PG5).
- 5.6 A review of the allocated sites has been undertaken. Sites A and B have already been built and Site C has planning permission. Therefore site D was reviewed and determined not to be appropriate for allocation during the plan period. The site for the relocation of the school was also reassessed and determined to be suitable for a school and 2 dwellings. Therefore the plan policies are only allocating for very limited growth within the remaining plan period. Reviewed and revised settlement boundaries will allow for limited windfall opportunities within the boundaries.
- 5.7 These policies have been reassessed for completeness and can be seen in Appendix 4 and 5.
- 5.8 The reviewed plan went through examination in September 2023, and policies have been modified as a result of an examination via a hearing followed by a written report. The following policies have been subject to modification, where these policies have been rescreened due to the minor nature of the modifications. Minor changes to PG4 and PG12 had minor changes made following examination both were not expected to have LSE as they were safeguarding and improvement policies. PG13 had very minor changes by the removal of a bullet point and therefore wasn't rescreened. Therefore the modification of the policies below were rescreened which include:
- PG1- Removal of the settlement boundary of Canon Pyon and Ledgemoor.
  - PG2- Addition of wording to comply with national planning policy.
  - PG11- Amended wording to comply with national planning policy and NPPF.
- 5.9 It has been concluded that the modifications made will not have a significant adverse impact on the AA objectives and therefore the conclusions of the previous AA remain the same from the previous report.

## **6 Assessing the impacts of the Pyons Group Neighbourhood Plan**

- 6.1 Each of the policies and proposals of the neighbourhood plan have been considered in more detail to ascertain whether the impacts are likely to have an adverse effect on the site integrity and in combination with other neighbourhood plans and policies.
- 6.2 There are a number of potentially relevant plans and projects which may result in in-combination effects with the Core Strategy across Herefordshire, these plans have been reviewed and can be found in Appendix 2 of the HRA of the Core Strategy and specifically for this neighbourhood plan in the Stage A report dates November 2020.
- 6.3 In terms of growth, the neighbourhood plan does not contribute above and beyond the growth targets for the housing market area requirements as set out within the Core Strategy.
- 6.4 The adjoining area neighbourhood plan are:
- Hope under Dinmore - Made
  - Dinmore – No NDP

- Wellington - made
- Burghill - made
- Foxley Group – No NDP
- Weobley - made
- Dilwyn - withdrawn
- Birley with Upper Hill – No NDP

- 6.5 The combination of the growth proposed within these plans does not exceed that set out within the Core Strategy.
- 6.6 The HRA for the Core Strategy also identifies that both the Water Cycle Study for Herefordshire, which indicates the potential for planned water abstraction requirements combined with pressures on European Sites from the Core Strategy policies, and the review work on the Nutrient Management Plan, have both been considered as part of the in-combination assessment.
- 6.7 It is unlikely that the revised Pyons Group 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 Hereford Housing Market Area in the Herefordshire Core Strategy.
- 6.8 A matrix has been used to assess all the policies and proposals within the neighbourhood plan and full details can be seen in appendix 2 and the further modified policies in appendix 5.

## **7 Mitigation measures**

- 7.1 An Appropriate Assessment is being undertaken as the Pyons Group Neighbourhood Plan is located within the River Lugg catchment area. The consideration of any mitigation also requires this to take place within an Appropriate Assessment. Clearly, water quality within the SAC is the predominate issue here and this is reflected within the assessment undertaken.
- 7.2 It is therefore the ability to consider any potential mitigation measures, which could be, applied that would reduce the likely significant effects on the integrity of the site. The following potential mitigation measures are indicated below. The summary of findings will indicate if any of these are relevant to the revised Pyons Group NDP.

### **Policy SD4**

- 7.3 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.
- 7.4 It should be borne in mind that site allocations do not grant permission for a site and do not directly lead to development. All site allocations will still require planning permission to be granted before any development can take place. This means that all site allocation will be subject to a further environmental assessment/Habitat Regulation

Assessment/Appropriate Assessment prior to development taking place or any potential impact to the SAC directly.

- 7.5 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.

### **Waste Water Sewage Treatment works**

- 7.6 Dwr Cymru Welsh Water (DCWW) are making improvements to its Waste Water Treatment Works to reduce phosphate levels from the treatment discharge. DCWW are on target to deliver requirements within the AMP7 assessment management planning. The following treatment works within the River Wye catchment have or proposed to have phosphate limits:

- Eign, Hereford
- Rotherwas, Hereford
- Ross Lower Cleeve
- Bromyard
- Pontrilas
- Kingstone and Madley
- Leominster)
- Moreton on Lugg
- Kington
- Weobley

- 7.7 It is noted that Canon Pyon is on mains drainage which serve the majority of the properties within the settlement.

- 7.8 The proposed Levelling Up and Regeneration Bill (LURB) will place a new statutory duty on water and sewerage companies in England to upgrade wastewater treatment works to the highest technically achievable limits by 2030.

### **Natural England Nutrient Mitigation Scheme**

- 7.9 Working with Defra and DLUHC, Natural England will be establishing a Nutrient Mitigation Scheme to identify mitigation projects within the catchment to frontload investment; this could include wetland and woodland creation schemes. The recent advice from DLUHC indicates that LPA can be confident that upgrades and mitigation will be in place by 2030 reducing the mitigation requirements for the in perpetuity period. The delivery of sites can take into account this strategic mitigation and the accelerated timescales for mitigation schemes and water treatment upgrades.

### **Nutrient Management Plan review**

- 7.10 The Dutch judgment means that the current Nutrient Management Plan (NMP) can no longer be relied upon as mitigation as there is not enough certainty that the measures set out within the current plan can be delivered. Therefore, the current NMP does not provide reasonable scientific certainty as a mitigation measure.
- 7.11 The Nutrient Management Board comprises of a number of partners including Natural England, Environment Agency, National Farmers Union, local planning authorities and Welsh Water.

- 7.12 The Board is working on reviewing and revising the NMP so that the measures contained within it can be relied upon as mitigation once more. The anticipated timescale for this is within the development plan period but no specific dates have been given as yet.

### **Proposed wetlands and the Interim Development Plan**

- 7.13 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.
- 7.14 The Interim Development Plan will include the proposed wetlands and other agricultural measures including buffer zones which will provide a reduction in phosphorous in the catchment.
- 7.15 There are currently plans for several integrated wetlands within the River Lugg catchment.

### **Nutrient Neutral / betterment**

- 7.16 Nutrient Neutrality is where mitigation measures or avoidance included within the neighbourhood plan can counterbalance any phosphate increase attributed to the plan's policies and proposals or would lead to betterment. Neutrality will need to be demonstrated with certainty. The development will need to show that it avoids harm to the protected site or provided the level of mitigation required to ensure that there are no adverse effects.
- 7.17 The Pyons Group NDP contains a specific requirement for all developments to demonstrate nutrient neutrality in order to gain planning permission – Policy PG5. The specific range of mitigation measures to enable this to take place are contained within the Interim Phosphate Plan – Stage 2 which is available on the Herefordshire Council website. This document can give applicants a wide range of mitigation options which can be tailored to the local requirements. As the scientific knowledge is growing all the time, the most appropriate place for this information is within the Stage 2 report with a link to the Policy reasoned justification.

### **Interim approach to planning applications**

- 7.18 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.
- 7.19 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)

7.20 Additional guidance has been published by Natural England in March 2022, indicating the requirements for Nutrient Neutrality and a phosphate calculator for the River Lugg catchment area.

## **8 Summary of findings**

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

- River Wye (including the River Lugg) SAC

8.2 The neighbourhood area falls within the River Lugg catchment area and an Appropriate Assessment is being undertaken in light of recent comments from Natural England.

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

8.4 After an initial screening 6 policies are concerned to have potential likely adverse effects.

- Policy PG1
- Policy PG2
- Policy PG8
- Policy PG9
- Policy PG11
- Policy PG14

8.5 The reassessment of these policies is contained in Appendix 5.

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

8.7 The site allocation for the relocation of the school with 2 dwellings has also been assessed. It should be borne in mind that site allocations do not grant planning permission and all site allocations will be subject to a more detailed assessment at planning application stage.

8.8 The most significant issue is regarding water quality and these forms the majority of the assessment of these policies.

8.9 At this stage the appropriate mitigation measures can also be considered against each of the policies. The table with Appendix 2 indicates where this has been the case. Herefordshire Council are investigating a wide range of mitigation measures and working with partners to resolve the current water quality issues within the Lugg catchment and are minded to the water quality within the Upper and Lower Wye catchment areas.

8.10 The revised NDP does contain a specific policy requiring all developments to be nutrient neutral.

8.11 The mitigation measures referenced within the document could be expanded and refined prior to any planning permissions in association with the policies of this development plan are approved.

- 8.12 The results of this Appropriate Assessment indicate that there will not be a significant effect on the integrity of the River Wye (including River Lugg) SAC when the mitigation and avoidance measures have been taken into account.
- 8.13 The national nutrient neutrality and migration announced within the Ministerial Statement dated 20 July 2022 also demonstrate evidence that mitigation will be in place during the plan period of 2031.
- 8.14 **Therefore it is concluded that the final Pyons Group Neighbourhood Plan there will not be any likely adverse effects on the integrity of the River Wye (including River Lugg) SAC.**

## **9 Consultation**

- 9.1 This report will accompany the final version of the revised Pyons Group Neighbourhood Plan which is awaiting referendum and if successful, its final adoption.

# Appendix 1

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

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

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

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<b>Neighbourhood Area:</b>	Pyons Group Neighbourhood Area
<b>Parish Council:</b>	Pyons Group Parish Council
<b>Neighbourhood Area Designation Date:</b>	30 July 2013

### **Introduction**

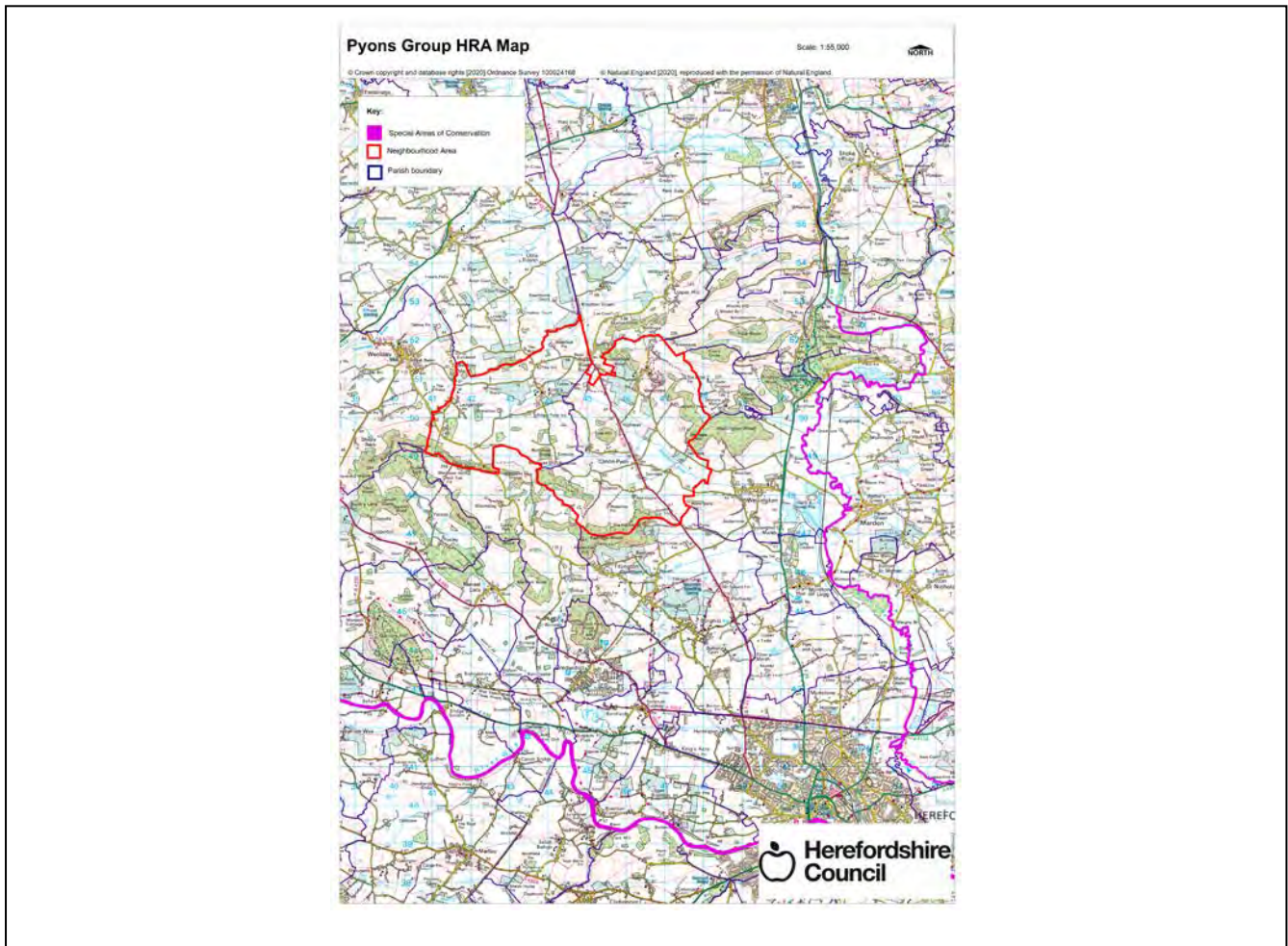
This Initial Habitat Regulations Assessment (HRA) and Strategic Environmental Assessment (SEA) Screening has been undertaken to assess whether any European sites exist within or in proximity to the Neighbourhood Area which could be affected by any future proposals or policies.

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



## HRA Initial Screening

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



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

Does the Neighbourhood Area have the River Wye (including the River Lugg) in or next to its boundary?	N	The River Lugg is 2.5km away from the neighbourhood area.
Is the Neighbourhood Area in the hydrological catchment of the River Wye SAC?	Y	The neighbourhood area is within the hydrological catchment of the River Wye SAC.
Is the Neighbourhood Area in the River Lugg hydrological catchment area?	Y	The neighbourhood area is within the River Lugg and River Arrow (leading to the Lugg) hydrological catchment areas.
If yes above, does the Neighbourhood Area have mains drainage to deal with foul sewage?	Y	There is mains drainage within Canon Pyon

**Downton Gorge SAC:**

Is the Neighbourhood Area within 10km of Downton Gorge SAC?	N	Downton Gorge is 21km away from the neighbourhood area.
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**River Clun SAC:**

Does the River Clun border the Neighbourhood Area	N	The River Clun SAC does not border the neighbourhood area.
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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 neighbourhood area is 32.5km away from Wye Valley and Forest of Dean Bat Sites
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**Wye Valley Woodlands SAC:**

Is the Neighbourhood Area within 10km of any of the individual sites that make up the Wye Valley Woodlands Site?	N	The neighbourhood area is 34km away from the Wye Valley Woodlands
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**HRA Conclusion:**

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

**European Site**

*(List only those which are relevant)*

River Wye (including the River Lugg) SAC:

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

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

SEA features	Within Neighbourhood Area		Bordering Neighbourhood Area	
	Total number	Name(s)	Total number	Name(s)
<b>Ancient Woodland</b>	17	Lower Marsh Covert; Chadnor Hill Wood; Coppice x 2; Westhope Wood; Ash Bed; Wellington Wood; Badnage Wood; Un-named area; Great Wood; Baynhams Hill Wood; Butthouse Knapp; Pyon Hill; Titley Wood; Shernalls Ork; Osty Wood; Garnstone Wood.	13	Wood Grove in Lady Lift, Wynnsland; Upper Marsh Covert; Stocking Hill; Un-named areas x 4; Rough Court Wood, Poor Wood; Lye Valletts & Yoke Wood; Friars Grove; Dinmore Hill Wood; Beacon Hill Wood; Shernall Wood.
<b>Areas of Outstanding Natural Beauty</b>	0	-	0	-

SEA features	Within Neighbourhood Area		Bordering Neighbourhood Area	
	Total number	Name(s)	Total number	Name(s)
Conservation Areas	0	-	2	Weobley; Wellington.
Flood Areas	There are Flood Zones within Canon Pyon Parish flowing from east to west.			
Geoparks	0	-	0	-
Listed Buildings	There are numerous Listed Buildings throughout the neighbourhood area.			
Local Geological Sites	0	-	0	-
Local Wildlife Sites	11	Field near Weobley Marsh Common; Stretford Brook; Pool near Black Hall; Westhope Wood; Westhope Hill & surrounding woodland; Wellington Wood & adjoining woodland; Red Castle Marsh Wood; Woodlands & golf course around Nupton Hill; Butthouse Knapp; Woods converging on Burton Hill; Pyon Hill.	4	Weobley Marsh Common; Land at Knapton Green; Woodland near Hope under Dinmore; Dinmore Hill & adjoining woodlands.
Mineral Reserves	2	Canon Pyon and west to Butthouse; Area around Wellington constrained by 200m zone & area north of Wellington outside 200m zone.	3	Chadnor Court to Swanstone Court to Knapton Green; North west of Upper Wellington; Auberrow to Wellington.
National Nature Reserve	0	-	0	-
Nature Trails	0	-	0	-

SEA features	Within Neighbourhood Area			Bordering Neighbourhood Area		
	Total number	Name(s)	SSSI Status	Total number	Name(s)	SSSI Status
Registered Parks and Gardens	0	-		1	Foxley.	
Scheduled Ancient Monuments	1	Motte Castle 150 north east of Butthouse.		0	-	
Sites of Importance in Nature Conservation	0	-		0	-	
Special Areas of Conservation	0	-		0	-	
Unregistered parks and gardens	2	Canon Pyon House; The Great House, Canon Pyon.		5	Birley Court; Dinmore Manor; The Hermitage; Wormsley Grange; Garnstone Park.	
			<b>SSSI Status</b>			<b>SSSI Status</b>
Sites of Special Scientific Interest (SSSI)	1	Wellington Wood.	Unfavourable No Change.			

**Decision Notification:**

The initial screening highlights that the Neighbourhood Development Plan for the Pyons Group Neighbourhood Area will require further environmental assessment for Habitats Regulations Assessment and Strategic Environmental Assessment.

**Assessment date: 11 November 2020**

**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. 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>Callitriche-Batrachion</i> vegetation. Transition mires and quaking bogs. White-clawed (or Atlantic Stream) crayfish <i>Austropotamobius pallipes</i> . Sea lamprey <i>Petromyzon marinus</i> . Brook lamprey <i>Lampetra planeri</i> . River lamprey <i>Lampetra fluviatilis</i> . Twaite shad <i>Alosa fallax</i> . Atlantic salmon <i>Salmo salar</i> . Bullhead <i>Cottus gobio</i> . Otter <i>Lutra lutra</i> . Allis shad <i>Alosa alosa</i>
<b>Vulnerability data:</b> Proximity: Developments should not be within 100m of the designated bank. Some developments beyond 100m may also have impacts based on proximity and these issues should be addressed where possible when developing NDP policy and choosing site allocations. Water Quality: Within the whole catchment of the River Wye, which includes the River Lugg, mains drainage issues with regards to water quality are being resolved through the Core Strategy / Local Plan and development of a Nutrient Management Plan. Welsh Water should be consulted to ensure that the proposed growth will be within the limit of their consents. Otters: “An otter will occupy a ‘home range’, which on fresh waters usually includes a stretch of river as well as associated tributary streams, ditches, ponds, lakes and woodland. The size of a home range depends largely on the availability of food and shelter, and the presence of neighbouring otters. On rivers, a male’s home range may be up to 40km or more of watercourse and associated areas; females have smaller ranges (roughly half the size) and favour quieter locations for breeding, such as tributary streams. Otters without an established home range are known as ‘transients’. They are mostly juveniles looking for a territory of their own, or adults that have been pushed out of their territories. Transient otters may use an area for a short while, but they will move on if conditions are not suitable or if they are driven away by resident otters. Transients will have been important in extending the range of otters, but they are very difficult to

identify from field signs.

Within a home range an otter may use many resting sites. These include above-ground shelters, such as stands of scrub or areas of rank grass, and underground 'holts' – for example, cavities under tree roots and dry drainage pipes.”

### Wye Valley and Forest of Dean Bat Sites

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

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

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

NDPs closest to the European Site will need to consider:

Woodland habitat buffer.

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

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

### Wye Valley Woodlands

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

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

# Appendix 2



NDP objectives and policies	HRA Screening of modified Pyons Group NDP objectives 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
Objectives					
Objective 1 Focus on development in Canon Pyon	Objective to support housing development in line with Core Strategy targets.  Increase in vehicle traffic.  Increased demand for water abstraction and sewage treatment.	Unlikely that there will be any significant effects on the European Site.	River Wye (including the River Lugg) SAC	No.	No, the criteria is not likely to directly lead to development that would affect the SAC.
Objective 2 Support secondary development in other villages	Objective to support housing development in line with Core Strategy targets.  Increase in vehicle traffic.  Increased demand for water abstraction and sewage treatment.	Unlikely that there will be any significant effects on the European Site.	River Wye (including the River Lugg) SAC	No.	No, the criteria is not likely to directly lead to development that would affect the SAC.
Objective 3	Objective to support community facilities within the parish	Unlikely that there will be any significant	River Wye (including the River Lugg) SAC	No.	No, the criteria is not likely to directly lead to development that would affect the SAC.

HRA Pyons Group– Modified NDP – January 2021

Support longer term development in Canon Pyon	Increase in vehicle traffic.  Increased demand for water abstraction and sewage treatment.	effects on the European Site.			
Objective 4  Promote 'added value requirements'	Objective to protect the surrounding environment and encourage good design	Unlikely that there will be any significant effects on the European Site.	River Wye (including the River Lugg) SAC	No.	No, the criteria is not likely to directly lead to development that would affect the SAC.
Policies					
Policy PG1  Development Strategy	The policy is seeking to compliment Policy RA2 of the Core Strategy and make provision for the indicated proportional growth Increase in vehicle traffic.  Increased demand for water abstraction and sewage treatment.	Unlikely that there will be any significant effects on the European Site.  There is only limited growth indicated within the settlement boundaries and site allocation	River Wye (including the River Lugg) SAC	No.	No, implementation of Core Strategy policy SD4, LD2, SD1 and to grant planning permission will ensure water quality issues are addressed.
Settlement boundary – Canon Pyon	The policy is seeking to compliment Policy RA2 of the Core Strategy and make provision for the indicated proportional growth  Increase in vehicle traffic.  Increased demand for water abstraction and sewage treatment.	Unlikely that there will be any significant effects on the European Site.  There is only limited growth indicated within the settlement boundaries and site allocation. Previous site allocation D has been removed from the boundary	River Wye (including the River Lugg) SAC	No.	No, implementation of Core Strategy policy SD4, LD2, SD1 and to grant planning permission will ensure water quality issues are addressed.

HRA Pyons Group– Modified NDP – January 2021

Settlement boundary Westhope	<p>The policy is seeking to compliment Policy RA2 of the Core Strategy and make provision for the indicated proportional growth</p> <p>Increase in vehicle traffic.</p> <p>Increased demand for water abstraction and sewage treatment.</p>	<p>Unlikely that there will be any significant effects on the European Site.</p> <p>There is only limited growth indicated within the newly defined settlement boundary</p>	River Wye (including the River Lugg) SAC	No.	No, implementation of Core Strategy policy SD4, LD2, SD1 and to grant planning permission will ensure water quality issues are addressed.
Settlement boundary Bush Bank	<p>The policy is seeking to compliment Policy RA2 of the Core Strategy and make provision for the indicated proportional growth</p> <p>Increase in vehicle traffic.</p> <p>Increased demand for water abstraction and sewage treatment.</p>	<p>Unlikely that there will be any significant effects on the European Site.</p> <p>There is only limited growth indicated within the newly defined settlement boundary</p>	River Wye (including the River Lugg) SAC	No.	No, implementation of Core Strategy policy SD4, LD2, SD1 and to grant planning permission will ensure water quality issues are addressed.
Settlement boundary Kings Pyon	<p>The policy is seeking to compliment Policy RA2 of the Core Strategy and make provision for the indicated proportional growth</p> <p>Increase in vehicle traffic.</p> <p>Increased demand for water abstraction and sewage treatment.</p>	<p>Unlikely that there will be any significant effects on the European Site.</p> <p>There is only limited growth indicated within the newly defined settlement boundary</p>	River Wye (including the River Lugg) SAC	No.	No, implementation of Core Strategy policy SD4, LD2, SD1 and to grant planning permission will ensure water quality issues are addressed.

HRA Pyons Group– Modified NDP – January 2021

Settlement boundary Ledgemoor	<p>The policy is seeking to compliment Policy RA2 of the Core Strategy and make provision for the indicated proportional growth</p> <p>Increase in vehicle traffic.</p> <p>Increased demand for water abstraction and sewage treatment.</p>	<p>Unlikely that there will be any significant effects on the European Site.</p> <p>There is only limited growth indicated within the newly defined settlement boundary</p>	River Wye (including the River Lugg) SAC	No.	No, implementation of Core Strategy policy SD4, LD2, SD1 and to grant planning permission will ensure water quality issues are addressed.
Policy PG2 Housing	Policy regarding type and tenure mix within developments	Unlikely that there will be any significant effects on the European Site.	River Wye (including the River Lugg) SAC	No.	No: this policy itself will not lead to development, instead it relates to criteria based objective that sets out criteria to safeguard the natural and built environment maintaining the character of the neighbourhood area.
Policy PG3 Improving accessibility for all	<p>Policy to promote the protection and improvement of public rights of way and increase connectivity</p> <p>Increase pedestrian and cycle traffic in the countryside</p>	Unlikely that there will be any significant effects on the European Site.	River Wye (including the River Lugg) SAC	No.	No: this policy itself will not lead to development, instead it relates to criteria based objective, that sets out criteria to safeguard the natural and built environment maintaining the character of the neighbourhood area.

HRA Pyons Group– Modified NDP – January 2021

<p>Policy PG4 Waste Water and Sewerage</p>	<p>Policy to promote design principles includes specific reference to waste water and drainage</p>	<p>Unlikely that there will be any significant effects on the European Site.</p>	<p>River Wye (including the River Lugg) SAC</p>	<p>No.</p>	<p>No: this policy itself will not lead to development, instead it relates to criteria based objective that sets out criteria to safeguard the natural and built environment maintaining the character of the neighbourhood area to compliment Policy SD4 of the Core Strategy.</p>
<p>Policy PG5 Protecting and enhancing the natural environment</p>	<p>Policy is promoting landscape principles regarding light pollution, trees, hedgerows and traditional orchards  Improved habitats and wildlife corridors  Reduced pollution for nocturnal species</p>	<p>Unlikely that there will be any significant effects on the European Site.</p>	<p>River Wye (including the River Lugg) SAC</p>	<p>No.</p>	<p>No: this policy itself will not lead to development, instead it relates to criteria based objective that sets out criteria to safeguard the natural environment maintaining the character of the neighbourhood area.</p>
<p>Policy PG6 Protecting and enhancing the built character</p>	<p>Policy to support the protection of the built character area of the parish</p>	<p>Unlikely that there will be any significant effects on the European Site.</p>	<p>River Wye (including the River Lugg) SAC</p>	<p>No.</p>	<p>No: this policy itself will not lead to development, instead it relates to criteria based objective that sets out criteria to safeguard the built</p>

					environment maintaining the character of the neighbourhood area.
Policy PG7 Rural enterprise and tourism	<p>Policy to support economic development in line with Core Strategy targets.</p> <p>Increase in vehicle traffic.</p> <p>Increased demand for water abstraction and sewage treatment.</p>	Unlikely that there will be any significant effects on the European Site.	River Wye (including the River Lugg) SAC	No.	No. The implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed. Further assessment of impact on SACs will be determined at planning application stage when further details of the scheme are known.
Policy PG8 Polytunnels	<p>Policy to balance the provision of polytunnels for economic prosperity and the environment</p> <p>Increase in vehicle traffic.</p> <p>Increased demand for water abstraction and sewage treatment.</p>	Unlikely that there will be any significant effects on the European Site.	River Wye (including the River Lugg) SAC	No.	No. The implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed. Further assessment of impact on SACs will be determined at planning application stage when further details of the scheme are known.

HRA Pyons Group– Modified NDP – January 2021

Policy PG9 Community facilities	Policy to protect community facilities within the parish	Unlikely that there will be any significant effects on the European Site.	River Wye (including the River Lugg) SAC	No.	No: this policy itself will not lead to development, instead it relates to criteria based objective, that sets out criteria to safeguard the natural and built environment maintaining the character of the neighbourhood area.
Policy PG10 Safeguarding land for proposed relocation of the Canon Pyon Primary school	Provision of replacement primary school  Increase in vehicle traffic.  Demand for water abstraction and sewage treatment, however reduction at the current site	Eastern part of the site is within Flood Zone 3.  Unlikely that there will be any significant effects on the European Site.	River Wye (including the River Lugg) SAC	No.	No, implementation of Core Strategy policy SD4, LD2, SD1 and to grant planning permission will ensure water quality issues are addressed.
Policy PG11 Local Green Space	Policy to protect 2 Local Green Spaces within the parish	Unlikely that there will be any significant effects on the European Site.	River Wye (including the River Lugg) SAC	No.	No: this policy itself will not lead to development, instead it relates to criteria based objective, that sets out criteria to safeguard the natural and built environment maintaining the character of the neighbourhood area.

HRA Pyons Group– Modified NDP – January 2021

Policy PG12 Promoting sustainable design and resilience	Policy to promote design and resilience within developments	Unlikely that there will be any significant effects on the European Site.	River Wye (including the River Lugg) SAC	No.	No: this policy itself will not lead to development, instead it relates to criteria based objective, that sets out criteria to promote sustainable design and resilience to climate change.
Policy PG13 Community energy schemes and solar farms	Policy to support the environmental friendly energy schemes	Unlikely that there will be any significant effects on the European Site.	River Wye (including the River Lugg) SAC	No.	No. The implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed. Further assessment of impact on SACs will be determined at planning application stage when further details of the scheme are known.
Site options					
Site 1 Land adjacent to Canon Pyon Hall (School site) Capacity for 18 dwellings	Increase in vehicle traffic. Increased demand for water abstraction and sewage treatment.	Eastern part of the site is within Flood Zone 3. Unlikely that there will be any significant effects on the European Site.	River Wye (including the River Lugg) SAC	No.	No, implementation of Core Strategy policy SD4, LD2, SD1 and to grant planning permission will ensure water quality issues are addressed.



HRA Pyons Group– Modified NDP – January 2021

<p>Site 2 Lane to the rear of Brookside</p>	<p>Increase in vehicle traffic. Increased demand for water abstraction and sewage treatment.</p>	<p>Unlikely that there will be any significant effects on the European Site.</p>	<p>River Wye (including the River Lugg) SAC</p>	<p>No.</p>	<p>No, implementation of Core Strategy policy SD4, LD2, SD1 and NDP policy M12 to grant planning permission will ensure water quality issues are addressed.</p>
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# Appendix 3

**Consultation date: 1 February to 15 March 2021**

**Consultation title:** Pyons Group Neighbourhood Development Plan (Reg14)

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

Consultee	Summary of Comments	Response to Comments
Natural England	Do not agree with the conclusion of no likely significant effects and nutrient neutrality should be considered given the plan is within the Lugg catchment	NDP paused for reconsideration and a nutrient neutrality policy has now been added. A full Appropriate Assessment will also be undertaken
Heritage England	No Comments to the HRA received	
Environment Agency	No comments to the HRA received	
Natural Resources Wales	No comments to the HRA received	

# Appendix 4

**Neighbourhood Plan Policy Screening –Pyons Group Neighbourhood Plan**

<b>Policy Number</b>	<b>Potential effect</b>	<b>In-combination effects</b>	<b>Likely Significant effect (Yes/ No and state how)</b>
Policy PG1 Development Strategy	The location of the development is currently unknown, its implementation will be subject to a planning application	Defining the area for potential housing growth  Increased traffic Increased demand on water abstraction Increase demand on sewerage treatment	LSE The policy is seeking to deliver dwellings within a defined settlement boundary for Pyons Group
Policy PG2 Housing	The location of the development is currently unknown, its implementation will be subject to a planning application	Defining the area for potential housing growth  Increased traffic Increased demand on water abstraction Increase demand on sewerage treatment	LSE The policy is seeking to deliver dwellings within a defined settlement boundary for Pyons Group
Policy PG3 Improving accessibility for all			
Policy PG4 Waste water and sewerage	Policy itself will not lead to development  Policy is seeking to enhance and or protect the natural environment in general  Policy is specifically seeking to protect sensitive sites  Policy is guiding development away from the sensitive sites	This will have a positive effect	No, the policy is seeking to protect designated and priority features and require all developments to be nutrient neutral.

Policy Number	Potential effect	In-combination effects	Likely Significant effect (Yes/ No and state how)
Policy PG5 River Wye SAC	<p>Policy itself will not lead to development</p> <p>Policy is seeking to enhance and or protect the natural environment in general</p> <p>Policy is specifically seeking to protect sensitive sites</p> <p>Policy is guiding development away from the sensitive sites</p>	This will have a positive effect	No, the policy is seeking to protect designated and priority features and require all developments to be nutrient neutral.
Policy PG6 Protecting and enhancing the natural environment	<p>Policy itself will not lead to development</p> <p>Policy is seeking to conserve, enhance or protect the built, natural and/or historic environment</p> <p>Policy is specifically seeking to protect sensitive sites</p> <p>Policy is guiding development away from the sensitive sites</p>	This will have a positive effect	No, the policy is seeking to protect important heritage assesses
Policy PG7 Protecting and enhancing built character	<p>Policy itself will not lead to development</p> <p>Policy is seeking to conserve, enhance or protect the built,</p>	This will have a positive effect	No, the policy is seeking to protect important heritage assesses

<b>Policy Number</b>	<b>Potential effect</b>	<b>In-combination effects</b>	<b>Likely Significant effect (Yes/ No and state how)</b>
	<p>natural and/or historic environment</p> <p>Policy is specifically seeking to protect sensitive sites</p> <p>Policy is guiding development away from the sensitive sites</p>		
Policy PG8 Rural enterprise and tourism	The location of the development is currently unknown, its implementation will be subject to a planning application	<p>Increased traffic</p> <p>Increased demand on water abstraction</p> <p>Increase demand on sewerage treatment</p>	<p>LSE</p> <p>The locations of the development is yet to be known</p>
Policy PG9 Polytunnels	The location of the development is currently unknown, its implementation will be subject to a planning application	<p>Increased traffic</p> <p>Increased demand on water abstraction</p>	<p>LSE</p> <p>The locations of the development is yet to be known</p>
Policy PG10 Community facilities	Policy itself will not lead to development		No, policy is seeking to safeguard existing facilities
Policy PG11 Proposed relocation of Primary School	<p>The policy could have a likely to have an impact on water quality</p> <p>The policy could have a likely to have a disturbance effect on the sensitive site</p>	<p>Demand for water abstraction and sewerage treatment</p> <p>Relocation of the existing school</p>	<p>LSE</p> <p>Site allocation</p>
Policy PG12 Local Green Space	Policy itself will not lead to development	Policy is seeking to protect important local green spaces from development	No, the policy is seeking to protect open spaces from development

<b>Policy Number</b>	<b>Potential effect</b>	<b>In-combination effects</b>	<b>Likely Significant effect (Yes/ No and state how)</b>
	Policy is seeking to enhance and or protect the natural environment in general		
Policy PG13 Sustainable Design and resilience	Policy itself will not lead to development		No, the policy is providing criteria for the design of developments, these include biodiversity aspects
Policy PG14 Community energy schemes and solar farm	The location of the development is currently unknown, its implementation will be subject to a planning application	Increased movement Increased disturbance	LSE  The locations of the development is yet to be known



# Appendix 5

## Appropriate Assessment policy assessment –Reg 16 Pyons Group Neighbourhood Plan

### Policy PG1 Development Strategy

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

#### Possible Mitigation measures

Mitigation	Description
Main sewerage system	<p>Canon Pyon village is served by WWTW.</p> <p>Therefore, the areas within the settlement boundary for Canon Pyon have the potential to be covered by the main sewerage area.</p>
WWTW	<p>The proportional growth requirement is within the expected for the Hereford Market area within the Core Strategy and agreed by Welsh Water.</p> <p>Welsh Water have and are continuing to include phosphate stripping in a number WWTW across the county. This will have a positive impact on the catchment in general.</p> <p>The Levelling Up and Regeneration Bill will place a statutory duty to upgrade wastewater treatment works to the highest technical limits by 2030. This will have a positive impact on the catchment in general.</p>
Natural England Nutrient Mitigation Scheme	<p>Working with Defra and Department of Levelling Up, Housing and Communities', Natural England will be identifying mitigation projects within the catchment; these include wetlands and woodland creation.</p> <p>Mitigation from wetlands and woodlands will provide biodiversity enhancements to areas; with the scheme providing multiple benefits by promoting public access, helping to deliver on our levelling up missions for pride in place and well-being, by improving access to nature.</p>
Integrated Wetlands	<p>A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period. Any wetland will need to be upstream of the proposal to form potential mitigation.</p>
Revised Nutrient Management Plan	<p>A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period. This NMP cannot be solely relied upon at this stage.</p>
Interim Phosphate Plan Stage 2	<p>This document provides a range of potential mitigation solutions that could be used within the parish. 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 and can be found on the link below</p>

	<a href="https://www.herefordshire.gov.uk/downloads/file/22211/interim-phosphate-delivery-plan-stage-2-non-technical-summary">https://www.herefordshire.gov.uk/downloads/file/22211/interim-phosphate-delivery-plan-stage-2-non-technical-summary</a>
Other considerations	Policy PG5 specifically includes the requirement for development proposals to demonstrate nutrient neutrality to safeguard the River Lugg and the Wye catchment during the plan period.
In-combination policies	<p>The policy does not grant permission or lead to development in itself. It is seeking to comply with the proportional growth requirements of the Core Strategy Policy RA2. A planning application will be required and any application will need to meet the requirements of Policy SD4 and Policy PG5</p> <p>Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.</p> <p>Policy PG5 requires all developments to be nutrient neutral</p> <p>During the plan period (until 2031), national nutrient neutrality actions regarding upgrades to wastewater works and the Nutrient Mitigation scheme will be enacted.</p>

Residual effects – Work is ongoing to secure a number of constructed wetlands across the catchment area. Due to commercial sensitivity, it is not possible to outline the locations of all these wetlands however, a planning application has been granted for the first one in Luston (P21357/F) and this is now under construction.

It is not possible, or appropriate, at this stage to provide all the details to parish councils to include within their Neighbourhood Development Plans as the technical and scientific work is still progressing. Any specific additions to the reasoned justification or the policy could quickly become dated, then requiring developers or applications to meet solutions or options which were no longer preferred.

It is also not feasible to suggest that every NDP area or site allocation within NDP should have their own wetland solution. The integrated wetlands are a mitigation measure across the catchment area which will provide a solution via a phosphate credit scheme to sites downstream of the wetlands. The Luston wetland is higher up in the catchment than the Pyons Group neighbourhood area and the specific site allocations.

Additional mitigation measures may be appropriate and those options are outlined within the Interim Phosphate Plan. It is not appropriate or possible to prescribe this level of detail to a site allocation at this stage and the wording of Policy PG5 requires applications to clearly and robustly demonstrate that an option for nutrient neutrality is available in order to secure planning permission. This requirement would be the same for a windfall site or other applications as site allocation.

Recent information published by Natural England and Herefordshire Council include a phosphate calculator and additional guidance regarding nutrient neutrality to assist applicants meet the policy requirements.



Conclusion – Any development will require planning permission and demonstration by the applicant that the required nutrient neutrality requirements have been achieved. There is a phosphate calculator available to assist applicants. A specific policy is included within the plan (PG5) requiring all developments to be nutrient neutral and safeguarding the wastewater works in Policy PG4 from being overloaded. Therefore, a conclusion of no likely significant effects would result with regards to this NDP policy.

Policy PG2 Housing

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

Possible Mitigation measures

Mitigation	Description
Main sewerage system	<p>Canon Pyon village is served by WWTW.</p> <p>Therefore, the areas within the settlement boundary for Canon Pyon have the potential to be covered by the main sewerage area.</p>
WWTW	<p>The proportional growth requirement is within the expected for the Hereford Market area within the Core Strategy and agreed by Welsh Water.</p> <p>Welsh Water have and are continuing to include phosphate stripping in a number WWTW across the county. This will have a positive impact on the catchment in general.</p> <p>The Levelling Up and Regeneration Bill will place a statutory duty to upgrade wastewater treatment works to the highest technical limits by 2030. This will have a positive impact on the catchment in general.</p>
Natural England Nutrient Mitigation Scheme	<p>Working with Defra and Department of Levelling Up, Housing and Communities', Natural England will be identifying mitigation projects within the catchment; these include wetlands and woodland creation.</p> <p>Mitigation from wetlands and woodlands will provide biodiversity enhancements to areas; with the scheme providing multiple benefits by promoting public access, helping to deliver on our levelling up missions for pride in place and well-being, by improving access to nature.</p>
Integrated Wetlands	<p>A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period. Any wetland will need to be upstream of the proposal to form potential mitigation.</p>
Revised Nutrient Management Plan	<p>A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period. This NMP cannot be solely relied upon at this stage.</p>
Interim Phosphate Plan Stage 2	<p>This document provides a range of potential mitigation solutions that could be used within the parish. 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 and can be found on the link below</p>

	<a href="https://www.herefordshire.gov.uk/downloads/file/22211/interim-phosphate-delivery-plan-stage-2-non-technical-summary">https://www.herefordshire.gov.uk/downloads/file/22211/interim-phosphate-delivery-plan-stage-2-non-technical-summary</a>
Other considerations	Policy PG5 specifically includes the requirement for development proposals to demonstrate nutrient neutrality to safeguard the River Lugg and the Wye catchment during the plan period.
In-combination policies	<p>The policy does not grant permission or lead to development in itself. It is seeking to comply with the proportional growth requirements of the Core Strategy Policy RA2. A planning application will be required and any application will need to meet the requirements of Policy SD4 and Policy PG5</p> <p>Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.</p> <p>Policy PG5 requires all developments to be nutrient neutral</p> <p>During the plan period (until 2031), national nutrient neutrality actions regarding upgrades to wastewater works and the Nutrient Mitigation scheme will be enacted.</p>

Residual effects – Work is ongoing to secure a number of constructed wetlands across the catchment area. Due to commercial sensitivity, it is not possible to outline the locations of all these wetlands however, a planning application has been granted for the first one in Luston (P21357/F) and this is now under construction.

It is not possible, or appropriate, at this stage to provide all the details to parish councils to include within their Neighbourhood Development Plans as the technical and scientific work is still progressing. Any specific additions to the reasoned justification or the policy could quickly become dated, then requiring developers or applications to meet solutions or options which were no longer preferred.

It is also not feasible to suggest that every NDP area or site allocation within NDP should have their own wetland solution. The integrated wetlands are a mitigation measure across the catchment area which will provide a solution via a phosphate credit scheme to sites downstream of the wetlands. The Luston wetland is higher up in the catchment than the Pyons Group neighbourhood area and the specific site allocations.

Additional mitigation measures may be appropriate and those options are outlined within the Interim Phosphate Plan. It is not appropriate or possible to prescribe this level of detail to a site allocation at this stage and the wording of Policy PG5 requires applications to clearly and robustly demonstrate that an option for nutrient neutrality is available in order to secure planning permission. This requirement would be the same for a windfall site or other applications as site allocation.

Recent information published by Natural England and Herefordshire Council include a phosphate calculator and additional guidance regarding nutrient neutrality to assist applicants meet the policy requirements.

Conclusion – Any development will require planning permission and demonstration by the applicant that the required nutrient neutrality requirements have been achieved. There is a phosphate calculator available to assist applicants. A specific policy is included within the plan (PG5) requiring all developments to be nutrient neutral and safeguarding the wastewater works in Policy PG4 from being overloaded. Therefore, a conclusion of no likely significant effects would result with regards to this NDP policy.

Policy PG8 – Rural Enterprise and tourism

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

Possible Mitigation measures

Mitigation	Description
Main sewerage system	<p>Canon Pyon village is served by WWTW.</p> <p>Therefore, the areas within the settlement boundary for Canon Pyon have the potential to be covered by the main sewerage area.</p>
WWTW	<p>The proportional growth requirement is within the expected for the Hereford Market area within the Core Strategy and agreed by Welsh Water.</p> <p>Welsh Water have and are continuing to include phosphate stripping in a number WWTW across the county. This will have a positive impact on the catchment in general.</p> <p>The Levelling Up and Regeneration Bill will place a statutory duty to upgrade wastewater treatment works to the highest technical limits by 2030. This will have a positive impact on the catchment in general.</p>
Natural England Nutrient Mitigation Scheme	<p>Working with Defra and Department of Levelling Up, Housing and Communities', Natural England will be identifying mitigation projects within the catchment; these include wetlands and woodland creation.</p> <p>Mitigation from wetlands and woodlands will provide biodiversity enhancements to areas; with the scheme providing multiple benefits by promoting public access, helping to deliver on our levelling up missions for pride in place and well-being, by improving access to nature.</p>
Integrated Wetlands	<p>A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period. Any wetland will need to be upstream of the proposal to form potential mitigation.</p>
Revised Nutrient Management Plan	<p>A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period. This NMP cannot be solely relied upon at this stage.</p>
Interim Phosphate Plan Stage 2	<p>This document provides a range of potential mitigation solutions that could be used within the parish. 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 and can be found on the link below</p>



	<a href="https://www.herefordshire.gov.uk/downloads/file/22211/interim-phosphate-delivery-plan-stage-2-non-technical-summary">https://www.herefordshire.gov.uk/downloads/file/22211/interim-phosphate-delivery-plan-stage-2-non-technical-summary</a>
Other considerations	Policy PG5 specifically includes the requirement for development proposals to demonstrate nutrient neutrality to safeguard the River Lugg and the Wye catchment during the plan period.
In-combination policies	<p>The policy does not grant permission or lead to development in itself. It is seeking to comply with the proportional growth requirements of the Core Strategy Policy RA2. A planning application will be required and any application will need to meet the requirements of Policy SD4 and Policy PG5</p> <p>Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.</p> <p>Policy PG5 requires all developments to be nutrient neutral</p> <p>During the plan period (until 2031), national nutrient neutrality actions regarding upgrades to wastewater works and the Nutrient Mitigation scheme will be enacted.</p>

Residual effects – Work is ongoing to secure a number of constructed wetlands across the catchment area. Due to commercial sensitivity, it is not possible to outline the locations of all these wetlands however, a planning application has been granted for the first one in Luston (P21357/F) and this is now under construction.

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It is also not feasible to suggest that every NDP area or site allocation within NDP should have their own wetland solution. The integrated wetlands are a mitigation measure across the catchment area which will provide a solution via a phosphate credit scheme to sites downstream of the wetlands. The Luston wetland is higher up in the catchment than the Pyons Group neighbourhood area and the specific site allocations.

Additional mitigation measures may be appropriate and those options are outlined within the Interim Phosphate Plan. It is not appropriate or possible to prescribe this level of detail to a site allocation at this stage and the wording of Policy PG5 requires applications to clearly and robustly demonstrate that an option for nutrient neutrality is available in order to secure planning permission. This requirement would be the same for a windfall site or other applications as site allocation.

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Conclusion – Any development will require planning permission and demonstration by the applicant that the required nutrient neutrality requirements have been achieved. There is a phosphate calculator available to assist applicants. A specific policy is included within the plan (PG5) requiring all developments to be nutrient neutral and safeguarding the wastewater works in Policy PG4 from being overloaded. Therefore, a conclusion of no likely significant effects would result with regards to this NDP policy.

Policy PG9 Polytunnels

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

Possible Mitigation measures

Mitigation	Description
Main sewerage system	<p>Canon Pylon village is served by WWTW.</p> <p>Therefore, the areas within the settlement boundary for Canon Pylon have the potential to be covered by the main sewerage area.</p>
WWTW	<p>The proportional growth requirement is within the expected for the Hereford Market area within the Core Strategy and agreed by Welsh Water.</p> <p>Welsh Water have and are continuing to include phosphate stripping in a number WWTW across the county. This will have a positive impact on the catchment in general.</p> <p>The Levelling Up and Regeneration Bill will place a statutory duty to upgrade wastewater treatment works to the highest technical limits by 2030. This will have a positive impact on the catchment in general.</p>
Natural England Nutrient Mitigation Scheme	<p>Working with Defra and Department of Levelling Up, Housing and Communities', Natural England will be identifying mitigation projects within the catchment; these include wetlands and woodland creation.</p> <p>Mitigation from wetlands and woodlands will provide biodiversity enhancements to areas; with the scheme providing multiple benefits by promoting public access, helping to deliver on our levelling up missions for pride in place and well-being, by improving access to nature.</p>
Integrated Wetlands	<p>A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period. Any wetland will need to be upstream of the proposal to form potential mitigation.</p>
Revised Nutrient Management Plan	<p>A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period. This NMP cannot be solely relied upon at this stage.</p>
Interim Phosphate Plan Stage 2	<p>This document provides a range of potential mitigation solutions that could be used within the parish. 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 and can be found on the link below</p>

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Other considerations	Policy PG5 specifically includes the requirement for development proposals to demonstrate nutrient neutrality to safeguard the River Lugg and the Wye catchment during the plan period.
In-combination policies	<p>The policy does not grant permission or lead to development in itself. It is seeking to comply with the proportional growth requirements of the Core Strategy Policy RA2. A planning application will be required and any application will need to meet the requirements of Policy SD4 and Policy PG5</p> <p>Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.</p> <p>Policy PG5 requires all developments to be nutrient neutral</p> <p>During the plan period (until 2031), national nutrient neutrality actions regarding upgrades to wastewater works and the Nutrient Mitigation scheme will be enacted.</p>

Residual effects – Work is ongoing to secure a number of constructed wetlands across the catchment area. Due to commercial sensitivity, it is not possible to outline the locations of all these wetlands however, a planning application has been granted for the first one in Luston (P21357/F) and this is now under construction.

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Recent information published by Natural England and Herefordshire Council include a phosphate calculator and additional guidance regarding nutrient neutrality to assist applicants meet the policy requirements.

Conclusion – Any development will require planning permission and demonstration by the applicant that the required nutrient neutrality requirements have been achieved. There is a phosphate calculator available to assist applicants. A specific policy is included within the plan (PG5) requiring all developments to be nutrient neutral and safeguarding the wastewater works in Policy PG4 from being overloaded. Therefore, a conclusion of no likely significant effects would result with regards to this NDP policy.

Policy PG11 Primary School relocation

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

Possible Mitigation measures

Mitigation	Description
Main sewerage system	<p>Canon Pylon village is served by WWTW.</p> <p>Therefore, the areas within the settlement boundary for Canon Pylon have the potential to be covered by the main sewerage area.</p>
WWTW	<p>The proportional growth requirement is within the expected for the Hereford Market area within the Core Strategy and agreed by Welsh Water.</p> <p>Welsh Water have and are continuing to include phosphate stripping in a number WWTW across the county. This will have a positive impact on the catchment in general.</p> <p>The Levelling Up and Regeneration Bill will place a statutory duty to upgrade wastewater treatment works to the highest technical limits by 2030. This will have a positive impact on the catchment in general.</p>
Natural England Nutrient Mitigation Scheme	<p>Working with Defra and Department of Levelling Up, Housing and Communities', Natural England will be identifying mitigation projects within the catchment; these include wetlands and woodland creation.</p> <p>Mitigation from wetlands and woodlands will provide biodiversity enhancements to areas; with the scheme providing multiple benefits by promoting public access, helping to deliver on our levelling up missions for pride in place and well-being, by improving access to nature.</p>
Integrated Wetlands	<p>A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period. Any wetland will need to be upstream of the proposal to form potential mitigation.</p>
Revised Nutrient Management Plan	<p>A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period. This NMP cannot be solely relied upon at this stage.</p>
Interim Phosphate Plan Stage 2	<p>This document provides a range of potential mitigation solutions that could be used within the parish. 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 and can be found on the link below</p>

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Other considerations	Policy PG5 specifically includes the requirement for development proposals to demonstrate nutrient neutrality to safeguard the River Lugg and the Wye catchment during the plan period.
In-combination policies	<p>The policy does not grant permission or lead to development in itself. It is seeking to comply with the proportional growth requirements of the Core Strategy Policy RA2. A planning application will be required and any application will need to meet the requirements of Policy SD4 and Policy PG5</p> <p>Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.</p> <p>Policy PG5 requires all developments to be nutrient neutral</p> <p>During the plan period (until 2031), national nutrient neutrality actions regarding upgrades to wastewater works and the Nutrient Mitigation scheme will be enacted.</p>

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Additional mitigation measures may be appropriate and those options are outlined within the Interim Phosphate Plan. It is not appropriate or possible to prescribe this level of detail to a site allocation at this stage and the wording of Policy PG5 requires applications to clearly and robustly demonstrate that an option for nutrient neutrality is available in order to secure planning permission. This requirement would be the same for a windfall site or other applications as site allocation.

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Conclusion – Any development will require planning permission and demonstration by the applicant that the required nutrient neutrality requirements have been achieved. There is a phosphate calculator available to assist applicants. A specific policy is included within the plan (PG5) requiring all developments to be nutrient neutral and safeguarding the wastewater works in Policy PG4 from being overloaded. Therefore, a conclusion of no likely significant effects would result with regards to this NDP policy.



Policy PG14 Community energy and solar farm

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

Possible Mitigation measures

Mitigation	Description
Main sewerage system	<p>Canon Pyon village is served by WWTW.</p> <p>Therefore, the areas within the settlement boundary for Canon Pyon have the potential to be covered by the main sewerage area.</p>
WWTW	<p>The proportional growth requirement is within the expected for the Hereford Market area within the Core Strategy and agreed by Welsh Water.</p> <p>Welsh Water have and are continuing to include phosphate stripping in a number WWTW across the county. This will have a positive impact on the catchment in general.</p> <p>The Levelling Up and Regeneration Bill will place a statutory duty to upgrade wastewater treatment works to the highest technical limits by 2030. This will have a positive impact on the catchment in general.</p>
Natural England Nutrient Mitigation Scheme	<p>Working with Defra and Department of Levelling Up, Housing and Communities', Natural England will be identifying mitigation projects within the catchment; these include wetlands and woodland creation.</p> <p>Mitigation from wetlands and woodlands will provide biodiversity enhancements to areas; with the scheme providing multiple benefits by promoting public access, helping to deliver on our levelling up missions for pride in place and well-being, by improving access to nature.</p>
Integrated Wetlands	<p>A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period. Any wetland will need to be upstream of the proposal to form potential mitigation.</p>
Revised Nutrient Management Plan	<p>A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period. This NMP cannot be solely relied upon at this stage.</p>
Interim Phosphate Plan Stage 2	<p>This document provides a range of potential mitigation solutions that could be used within the parish. 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 and can be found on the link below</p>

	<a href="https://www.herefordshire.gov.uk/downloads/file/22211/interim-phosphate-delivery-plan-stage-2-non-technical-summary">https://www.herefordshire.gov.uk/downloads/file/22211/interim-phosphate-delivery-plan-stage-2-non-technical-summary</a>
Other considerations	Policy PG5 specifically includes the requirement for development proposals to demonstrate nutrient neutrality to safeguard the River Lugg and the Wye catchment during the plan period.
In-combination policies	<p>The policy does not grant permission or lead to development in itself. It is seeking to comply with the proportional growth requirements of the Core Strategy Policy RA2. A planning application will be required and any application will need to meet the requirements of Policy SD4 and Policy PG5</p> <p>Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.</p> <p>Policy PG5 requires all developments to be nutrient neutral</p> <p>During the plan period (until 2031), national nutrient neutrality actions regarding upgrades to wastewater works and the Nutrient Mitigation scheme will be enacted.</p>

Residual effects – Work is ongoing to secure a number of constructed wetlands across the catchment area. Due to commercial sensitivity, it is not possible to outline the locations of all these wetlands however, a planning application has been granted for the first one in Luston (P21357/F) and this is now under construction.

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Additional mitigation measures may be appropriate and those options are outlined within the Interim Phosphate Plan. It is not appropriate or possible to prescribe this level of detail to a site allocation at this stage and the wording of Policy PG5 requires applications to clearly and robustly demonstrate that an option for nutrient neutrality is available in order to secure planning permission. This requirement would be the same for a windfall site or other applications as site allocation.

Recent information published by Natural England and Herefordshire Council include a phosphate calculator and additional guidance regarding nutrient neutrality to assist applicants meet the policy requirements.

Conclusion – Any development will require planning permission and demonstration by the applicant that the required nutrient neutrality requirements have been achieved. There is a phosphate calculator available to assist applicants. A specific policy is included within the plan (PG5) requiring all developments to be nutrient neutral and safeguarding the wastewater works in Policy PG4 from being overloaded. Therefore, a conclusion of no likely significant effects would result with regards to this NDP policy.

# Appendix 6

# Summary of consultation responses to Pyons Group Reg 16 HRA (AA)

Consultation date: 28 November 2022 to 23 January 2023

Consultation title: Pyons Group Neighbourhood Plan Regulation 16

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

## Consultee and any comments received:

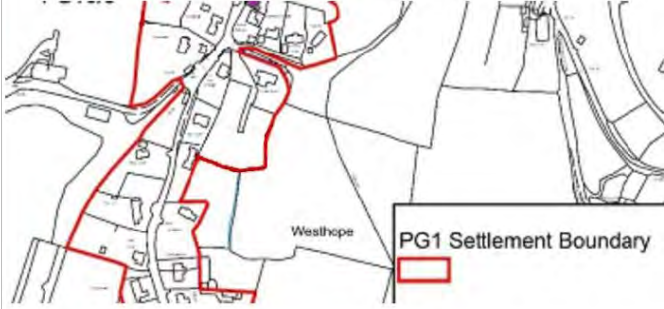
- Natural England – No specific comments to make on HRA/ AA report.
- Historic England – No specific comments to make on HRA/ AA report.
- Environment Agency – In general supportive of the HRA/ AA report.
- Natural Resources Wales – No specific comments to make on HRA/ AA report.

## Responses to comments:

Comments received are noted. Pyons Group NDP, have included a nutrient neutral policy and is supported by a sufficient evidence base.

In the interim of the emerging Local Plan, NDP's will continue to advance and policies and allocation can be assessed at examination stage.

# Appendix 7

Policy	Modification recommended	Justification
Modification 1	The period of the plan has effect shall be specified as 2022-31. Other textual amendments that follow on from this recommendation are needed for paras 1.3, 1.12 and 1.13.	In order to comply with the b conditions.
Modification 2	The section of the PGNPR headed 'Community Resilience' paragraphs 11.19 – 11.30 to be removed from the main text and be included as an appendix. A reference to it in the main text may be included.	In the interest of accuracy a clarity. Recommendations m to ensure it complies with th basic conditions.
Modification 3	<p>Policy PG1 to be amended as shown: The first paragraph to read as follows: "Settlement boundaries are defined for Bush Bank, King's Pyon and Westhope as shown on each settlement's NDP Review Policies Map. Proposals for development will be supported within the settlement boundary where they: ..." The settlement boundary for Ledgemoor to be deleted from the Policies Map for that settlement. The settlement boundary for Canon Pyon to be deleted from the Policies Map for that settlement. The settlement boundary for Westhope to be amended to include all land included in planning permission 162311 as shown below:</p>  <p><small>Delete the settlement boundaries shown on Map 2 for Canon Pyon and on Map 6 for Ledgemoor.</small></p> <p>Delete paras 5.3 – 5.5 and replace with the following text:  <b>"5.3 Consideration was given to the removal of Site D as an allocation in this review plan, and revision of the settlement boundary to exclude it. This was deemed at examination to be contrary to the Basic Conditions, and the revised settlement boundary has been removed from this Plan. Any development on Site D will be determined through the development management process with reference to policy in the development plan and any other material considerations."</b>            Paragraphs to be renumbered as required.            Delete paras 5.11 – 5.12 as the future direction of the Local Plan Review is currently uncertain.            Delete paras 5.15 – 5.18 and replace with the following text:  <b>"The NDP includes new settlement boundaries for three settlements at Bush Bank, King's Pyon and Westhope. The proposed settlement boundaries for Ledgemoor and Canon Pyon were both judged at examination to be contrary to the Basic Conditions and have been removed from this Plan."</b></p>	<p>Deletion recommended to ensure this complies with the Basic Conditions.</p> <p>In order to comply with the development plan- national planning policy and the Local Plan and para 16d of the NF</p>

Modification 4	Policy PG2 to be amended as follows: The 3rd paragraph to have the following text added at the end: "... where they comply with other policies in the development plan." The 4th paragraph to be deleted	To comply with national planning policy and the Local Plan and para 16d of the NPPF and comply with policies in the HCS.
Modification 5	The first sentence of Policy PG4 to add the following text at the end: "... with connection to the mains being required wherever possible even if improvement works are needed to treatment works or other infrastructure." The abbreviation 'WwTW to be written in full The 3rd paragraph to have the following text added at the end: " and any other relevant legislation and controls."	In the interests of accuracy and clarity in accordance with the NPPF.
Modification 6	PG11-The last sentence of the first paragraph to be amended as follows: "...A small-scale housing development could support the new school if required for viability reasons, the need for any such development to be supported by a viability assessment made publically available."	In order to comply with the basic conditions and regards to NPPG requirement for an adequate evidence base for policies.
Modification 7	Policy PG12 to be amended as follows: <i>The following are designated as Local Green Spaces:</i> <b>1. Recreational Playing Field and open space at Pyons Close, Canon Pyon as shown on Map 2 NDP Review Policies Map Canon Pyon</b> <b>2. Parish Council Land at Westhope as shown on Map 3 NDP Review Policies Map Westhope</b> Delete the first paragraph on page 63 of Policy PG12 and insert it as 10.21 in the supporting text. The other paragraphs to remain with the policy. The boundary of the Canon Pyon LGS on Map 2 to be amended so that both areas of LGS shown on fig 1 below are amalgamated as one and include the brook running between them.	To comply with national policy on LGS, NPPF paras 101-103 and policy drafting NPPF para 16d.
Modification 8	Bullet point 4 in Policy PG13 to be deleted.	In order to comply with the basic conditions and regard to national policy, removed as is not a legitimate planning issue and is too vague, in the interest of clarity.



# Appendix 8

## Appropriate Assessment policy assessment –Pyons Group Neighbourhood Plan

### Policy PG1 Development Strategy

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

#### Possible Mitigation measures

Mitigation	Description
Main sewerage system	<p>Canon Pyon village is served by WWTW.</p> <p>Therefore, the areas within the built form for Canon Pyon have the potential to be covered by the main sewerage area. Following examination the settlement boundary has been removed, but it is still expected to cover the main settlement.</p>
WWTW	<p>The proportional growth requirement is within the expected for the Hereford Market area within the Core Strategy and agreed by Welsh Water.</p> <p>Welsh Water have and are continuing to include phosphate stripping in a number WWTW across the county. This will have a positive impact on the catchment in general.</p> <p>The Levelling Up and Regeneration Bill will place a statutory duty to upgrade wastewater treatment works to the highest technical limits by 2030. This will have a positive impact on the catchment in general.</p>
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Revised Nutrient Management Plan	<p>A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period. This NMP cannot be solely relied upon at this stage.</p>
Interim Phosphate Plan Stage 2	<p>This document provides a range of potential mitigation solutions that could be used within the parish. 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 and can be found on the link below</p>

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In-combination policies	<p>The policy does not grant permission or lead to development in itself. It is seeking to comply with the proportional growth requirements of the Core Strategy Policy RA2. A planning application will be required and any application will need to meet the requirements of Policy SD4 and Policy PG5</p> <p>Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.</p> <p>Policy PG5 requires all developments to be nutrient neutral</p> <p>During the plan period (until 2031), national nutrient neutrality actions regarding upgrades to wastewater works and the Nutrient Mitigation scheme will be enacted.</p>

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Additional mitigation measures may be appropriate and those options are outlined within the Interim Phosphate Plan. It is not appropriate or possible to prescribe this level of detail to a site allocation at this stage and the wording of Policy PG5 requires applications to clearly and robustly demonstrate that an option for nutrient neutrality is available in order to secure planning permission. This requirement would be the same for a windfall site or other applications as site allocation.

Recent information published by Natural England and Herefordshire Council include a phosphate calculator and additional guidance regarding nutrient neutrality to assist applicants meet the policy requirements.

Conclusion – Following examination settlement boundary for Ledgemore and Conon Pyon has been removed but it still remains the case that any development will require planning permission and demonstration by the applicant that the required nutrient neutrality requirements have been achieved. There is a phosphate calculator available to assist applicants. A specific policy is included within the plan (PG5) requiring all developments to be nutrient neutral and safeguarding the wastewater works in Policy PG4 from being overloaded. Therefore, a conclusion of no likely significant effects would result with regards to this NDP policy, following amendments to this post examination.

## Policy PG2 Housing

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

### Possible Mitigation measures

Mitigation	Description
Main sewerage system	<p>Canon Pyon village is served by WWTW.</p> <p>Therefore, the areas within the built form of Canon Pyon have the potential to be covered by the main sewerage area.</p>
WWTW	<p>The proportional growth requirement is within the expected for the Hereford Market area within the Core Strategy and agreed by Welsh Water.</p> <p>Welsh Water have and are continuing to include phosphate stripping in a number WWTW across the county. This will have a positive impact on the catchment in general.</p> <p>The Levelling Up and Regeneration Bill will place a statutory duty to upgrade wastewater treatment works to the highest technically limits by 2030. This will have a positive impact on the catchment in general.</p>
Natural England Nutrient Mitigation Scheme	<p>Working with Defra and Department of Levelling Up, Housing and Communities', Natural England will be identifying mitigation projects within the catchment; these include wetlands and woodland creation.</p> <p>Mitigation from wetlands and woodlands will provide biodiversity enhancements to areas; with the scheme providing multiple benefits by promoting public access, helping to deliver on our levelling up missions for pride in place and well-being, by improving access to nature.</p>
Integrated Wetlands	<p>A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period. Any wetland will need to be upstream of the proposal to form potential mitigation.</p>
Revised Nutrient Management Plan	<p>A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period. This NMP cannot be solely relied upon at this stage.</p>
Interim Phosphate Plan Stage 2	<p>This document provides a range of potential mitigation solutions that could be used within the parish. 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 and can be found on the link below</p>

	<a href="https://www.herefordshire.gov.uk/downloads/file/22211/interim-phosphate-delivery-plan-stage-2-non-technical-summary">https://www.herefordshire.gov.uk/downloads/file/22211/interim-phosphate-delivery-plan-stage-2-non-technical-summary</a>
Other considerations	Policy PG5 specifically includes the requirement for development proposals to demonstrate nutrient neutrality to safeguard the River Lugg and the Wye catchment during the plan period.
In-combination policies	<p>The policy does not grant permission or lead to development in itself. It is seeking to comply with the proportional growth requirements of the Core Strategy Policy RA2. A planning application will be required and any application will need to meet the requirements of Policy SD4 and Policy PG5</p> <p>Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.</p> <p>Policy PG5 requires all developments to be nutrient neutral</p> <p>During the plan period (until 2031), national nutrient neutrality actions regarding upgrades to wastewater works and the Nutrient Mitigation scheme will be enacted.</p>

Residual effects – Work is ongoing to secure a number of constructed wetlands across the catchment area. Due to commercial sensitivity, it is not possible to outline the locations of all these wetlands however, a planning application has been granted for the first one in Luston (P21357/F) and this is now under construction.

It is not possible, or appropriate, at this stage to provide all the details to parish councils to include within their Neighbourhood Development Plans as the technical and scientific work is still progressing. Any specific additions to the reasoned justification or the policy could quickly become dated, then requiring developers or applications to meet solutions or options which were no longer preferred.

It is also not feasible to suggest that every NDP area or site allocation within NDP should have their own wetland solution. The integrated wetlands are a mitigation measure across the catchment area which will provide a solution via a phosphate credit scheme to sites downstream of the wetlands. The Luston wetland is higher up in the catchment than the Pyons Group neighbourhood area and the specific site allocations.

Additional mitigation measures may be appropriate and those options are outlined within the Interim Phosphate Plan. It is not appropriate or possible to prescribe this level of detail to a site allocation at this stage and the wording of Policy PG5 requires applications to clearly and robustly demonstrate that an option for nutrient neutrality is available in order to secure planning permission. This requirement would be the same for a windfall site or other applications as site allocation.

Recent information published by Natural England and Herefordshire Council include a phosphate calculator and additional guidance regarding nutrient neutrality to assist applicants meet the policy requirements.

Conclusion – Following examination wording has been added which has helped to clarify the policy. It still remains that any development will require planning permission and demonstration by the applicant that the required nutrient neutrality requirements have been achieved. There is a phosphate calculator available to assist applicants. A specific policy is included within the plan (PG5) requiring all developments to be nutrient-neutral and safeguarding the wastewater works in Policy PG4 from being overloaded. Therefore, a conclusion of no likely significant effects would result with regards to this NDP policy.

## Policy PG11 Primary School relocation

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

### Possible Mitigation measures

Mitigation	Description
Main sewerage system	<p>Canon Pyon village is served by WWTW.</p> <p>Therefore, the areas within the built form of Canon Pyon have the potential to be covered by the main sewerage area.</p>
WWTW	<p>The proportional growth requirement is within the expected for the Hereford Market area within the Core Strategy and agreed by Welsh Water.</p> <p>Welsh Water have and are continuing to include phosphate stripping in a number WWTW across the county. This will have a positive impact on the catchment in general.</p> <p>The Levelling Up and Regeneration Bill will place a statutory duty to upgrade wastewater treatment works to the highest technically limits by 2030. This will have a positive impact on the catchment in general.</p>
Natural England Nutrient Mitigation Scheme	<p>Working with Defra and Department of Levelling Up, Housing and Communities', Natural England will be identifying mitigation projects within the catchment; these include wetlands and woodland creation.</p> <p>Mitigation from wetlands and woodlands will provide biodiversity enhancements to areas; with the scheme providing multiple benefits by promoting public access, helping to deliver on our levelling up missions for pride in place and well-being, by improving access to nature.</p>
Integrated Wetlands	<p>A programme of delivering integrated wetland is planned to create a number of wetlands to aid the reduction of phosphate within the catchment. The delivery of a number of these wetlands will be within the plan period. Any wetland will need to be upstream of the proposal to form potential mitigation.</p>
Revised Nutrient Management Plan	<p>A revised Nutrient Management Plan is underway which will contain a variety of measures by partners including the Environment Agency, Welsh Water, Farm Herefordshire and National Farmers Union to reduce phosphate levels within the catchment. This will be finalised within the plan period. This NMP cannot be solely relied upon at this stage.</p>
Interim Phosphate Plan Stage 2	<p>This document provides a range of potential mitigation solutions that could be used within the parish. 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 and can be found on the link below</p>



	<a href="https://www.herefordshire.gov.uk/downloads/file/22211/interim-phosphate-delivery-plan-stage-2-non-technical-summary">https://www.herefordshire.gov.uk/downloads/file/22211/interim-phosphate-delivery-plan-stage-2-non-technical-summary</a>
Other considerations	Policy PG5 specifically includes the requirement for development proposals to demonstrate nutrient neutrality to safeguard the River Lugg and the Wye catchment during the plan period.
In-combination policies	<p>The policy does not grant permission or lead to development in itself. It is seeking to comply with the proportional growth requirements of the Core Strategy Policy RA2. A planning application will be required and any application will need to meet the requirements of Policy SD4 and Policy PG5</p> <p>Policy SD4 required all developments to meet criteria to not undermine the water quality objectives of the SAC.</p> <p>Policy PG5 requires all developments to be nutrient neutral</p> <p>During the plan period (until 2031), national nutrient neutrality actions regarding upgrades to wastewater works and the Nutrient Mitigation scheme will be enacted.</p>

Residual effects – Work is ongoing to secure a number of constructed wetlands across the catchment area. Due to commercial sensitivity, it is not possible to outline the locations of all these wetlands however, a planning application has been granted for the first one in Luston (P21357/F) and this is now under construction.

It is not possible, or appropriate, at this stage to provide all the details to parish councils to include within their Neighbourhood Development Plans as the technical and scientific work is still progressing. Any specific additions to the reasoned justification or the policy could quickly become dated, then requiring developers or applications to meet solutions or options which were no longer preferred.

It is also not feasible to suggest that every NDP area or site allocation within NDP should have their own wetland solution. The integrated wetlands are a mitigation measure across the catchment area which will provide a solution via a phosphate credit scheme to sites downstream of the wetlands. The Luston wetland is higher up in the catchment than the Pyons Group neighbourhood area and the specific site allocations.

Additional mitigation measures may be appropriate and those options are outlined within the Interim Phosphate Plan. It is not appropriate or possible to prescribe this level of detail to a site allocation at this stage and the wording of Policy PG5 requires applications to clearly and robustly demonstrate that an option for nutrient neutrality is available in order to secure planning permission. This requirement would be the same for a windfall site or other applications as site allocation.

Recent information published by Natural England and Herefordshire Council include a phosphate calculator and additional guidance regarding nutrient neutrality to assist applicants meet the policy requirements.

Conclusion – Following examination wording has been added which has helped to clarify the PG11 policy. It still remains that any development will require planning permission and demonstration by the applicant that the required nutrient neutrality requirements have been achieved. There is a phosphate calculator available to assist applicants. A specific policy is included within the plan (PG5) requiring all developments to be nutrient neutral and safeguarding the wastewater works in Policy PG4 from being overloaded. Therefore, a conclusion of no likely significant effects would result with regards to this NDP policy.