

# Habitats Regulations Assessment



## Staunton on Wye Neighbourhood Area

October 2014

# Staunton on Wye

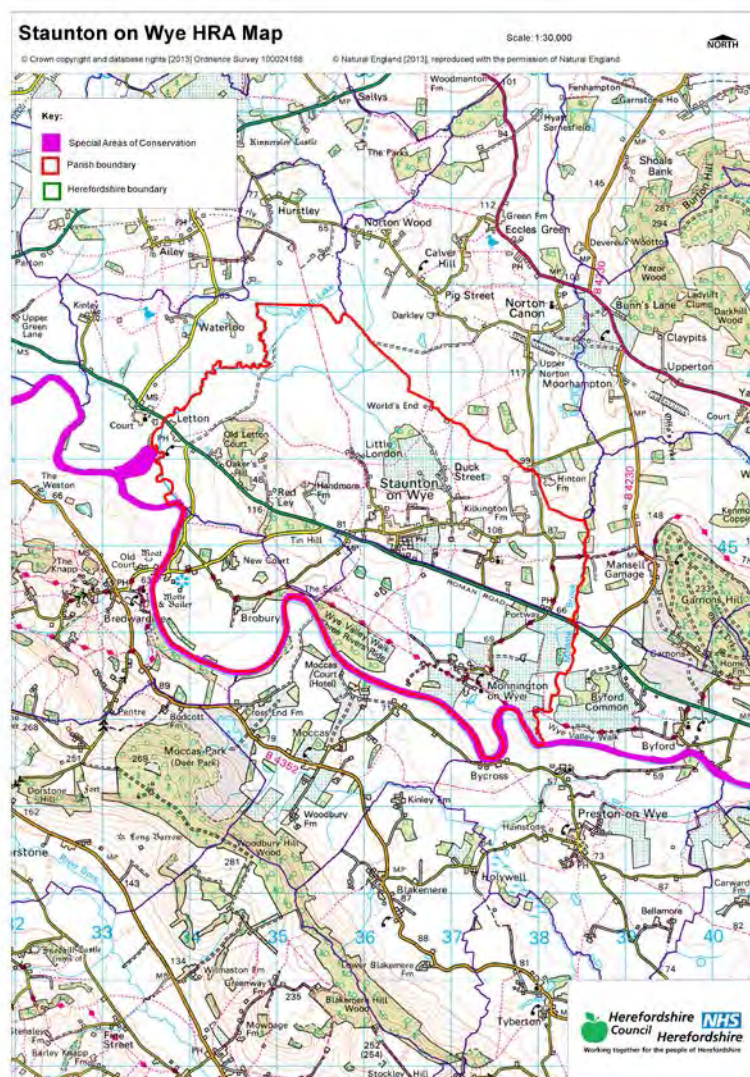
## HRA Screening Assessment

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# 1 Introduction

- 1.1 This Screening Assessment relates to a Neighbourhood Development Plan that is considered to be in general conformity with higher level strategic plans, such as the Herefordshire Core Strategy and the National planning Policy Framework. The screening stage involves assessing broadly whether the Draft Neighbourhood Plan is likely to have a significant effect on any European site(s).
- 1.2 Staunton-on-Wye Parish Council is producing a Neighbourhood Development Plan for Staunton-on-Wye Group Parish, in order to set out the vision, objectives and policies for the development of the Parish up to 2031 (Draft plan September 2014, being assessed).
- 1.3 The NDP has not allocated sites but provides general policies that clarify and provide detail to the policies within the Herefordshire Core Strategy therefore it requires a high level screening assessment to build upon the HRA Screening Assessment Report for the Herefordshire Core Strategy. This high level screening assessment should be read in combination with the Herefordshire Pre-submission publication of the Local Plan-Core Strategy Habitat Regulations Assessment Report (May 2014) and ensures that there will not be any significant impacts upon Natura 2000 sites.
- 1.4 The map below shows Staunton-on-Wye Neighbourhood Area with the European Site highlighted.



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

2.1 The requirement to undertake HRA of development plans was confirmed by the amendments to the “Habitats Regulations” published for England and Wales in July 2007 and updated in 2013. Therefore, when preparing its NDP, Staunton on Wye Parish Council is required by law to carry out an assessment known as “Habitats Regulations Assessment”. Reg 32 Schedule 2 Neighbourhood Planning regulations.

2.2 Article 6(3) of the EU Habitats Directive provides that:

*Any plan or project not directly connected with or necessary to the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.*

2.3 HRA is an impact-led assessment and refers to the assessment of the potential effects of a development plan on one or more European sites, including Special Protection Areas (SPAs) and Special Areas of Conservation (SACs):

- **SPAs** are classified under the European Council Directive ‘on the conservation of wild birds’ (79/409/EEC; ‘Birds Directive’) for the protection of **wild birds and their habitats** (including particularly rare and vulnerable species listed in Annex 1 of the Birds Directive, and migratory species).
- **SACs** are designated under the Habitats Directive and target **particular habitats** (Annex 1) and/or species (Annex II) identified as being of European importance.

2.4 For ease of reference during HRA, general practice has been that these three designations are collectively referred to as either **Natura 2000** or **European sites**. This means that a Screening Assessment is carried out with regard to the Conservation Objectives of the European Sites and with reference to other plans or projects to identify if any significant effect is likely for any European Site.

## 3 Methodology

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

3.2 The HRA of neighbourhood plans is undertaken in stages and should conclude whether or not a proposal or policy in a neighbourhood plan would adversely affect the integrity of the site in question. This is judged in terms of the implications of the plan for a site’s ‘qualifying features’ (i.e. those Annex I habitats, Annex II species, and Annex I bird populations for which it has been designated) and are measured with reference to the conservation objectives for those qualifying features as defined by Natural England.

3.3 The first process is to undertake an initial screening report to determine the need to undertake the requirement for a HRA, this initial screening identifies whether the Plan could impact upon any European site that could be within the Neighbourhood Area or nearby.

3.4 If a European Site is within the Neighbourhood Area or the Neighbourhood area could impact upon a European site then this will need to be taken into account and a full screening assessment will need to be undertaken.

3.5 The full screening stage consists of a description of the plan, identification of potential effects on European Sites, assessing the effects on European Sites (taking into account potential mitigation provided by other policies in the plan). For Neighbourhood Plans the outcome should demonstrate there are no likely effects upon the European sites. If any likely effects occur then there will need to be amendments to the NDP made and be re-screened until all likely effects have been mitigated.

#### **4 Results of the Initial Screening Report and options**

4.1 The initial Screening report (06/09/12) (Appendix 1) found that the River Wye SAC is located on the southern edge of the Neighbourhood Area and therefore a full screening assessment is required.

4.2 For full details of the River Wye's attributes which contribute to and define their integrity and vulnerable data see Appendix 1 of the Staunton-on-Wye Plan Initial Screening Report (Full report in Appendix 1 of this HRA report). This information made it possible to identify the features of each site which determine site integrity, as well as the specific sensitivities of each site, therefore enabling later analysis of how the potential impacts of the Staunton-on-Wye's Neighbourhood Plan may affect site integrity.

4.3 Options for initial policy choices (See appendix 2 for the options considered) have been assessed to determine their environmental impact for each option that could impact the River Wye SAC. Overall the majority of the options concerning new development appear to depend on location and scale in relation to environmental impact. However, the drafting of the policies will help to counterbalance this with mitigation methods and improved construction techniques and design. The remainder of the options that are not directly linked to new development proposals either offer mitigation methods for the new potential development or will not have any impact upon the River Wye SAC. The HRA screening matrix of emerging Neighbourhood Development Plan options can be found in appendix 3.

4.4 As Staunton-on-Wye progresses from options onto their NDP policies, the Plan will need to identify ways in which the least effect on the River Wye SAC could be achieved, alongside taking forward the preferred options from the consultation from the community.

#### **5 Description of the Staunton on Wye Neighbourhood Plan**

5.1 The Draft Staunton-on-Wye Plan Neighbourhood Development Plan presents detailed policies for development in the Neighbourhood Area, which is equivalent to the group parish boundary, up to 2031. The first part of the Plan introduces the Plan and its preparation and discusses the background to each of the villages.

5.2 The NDP then details the vision for the Group Parish over the Plan period and objectives of how this will be achieved. The objectives cover the following topics:

- Housing
- Design of development
- Open space and recreation
- Community Facilities
- Jobs and the Economy
- Community engagement

5.3 The NDP also sets out 15 general policies on various topics based on the objective headings above and also for each of the villages, these include:

- SOWH 1-New Housing development- Staunton-on-Wye Village
- SOWH2-New Housing or other Residential Accommodation in Staunton Conservation Area
- SOWH3-Affordable Housing
- SOWH4-Rural Exceptions Housing (Non affordable)
- SOW B1-Retail Development
- SOWB2-Expansion of Existing (Non agricultural) Businesses
- SOWB3-Agricultural/ Horticultural Diversification and Expansion
- SOWB4-Poly tunnel Development
- SOWB5-Change of Use
- SOWB6-New Business Enterprises
- SOWC1-Retention of existing Community Facilities
- SOWC2-Retention and Extension of Recreational and Community Facilities
- SOW D1-Change of Use (Design Principles)
- SOWD2-New Building
- SOWE-Development and Design Principles

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

- 6.1 Regulation 102 of the Habitats Regulations 2010 requires an appropriate assessment where a land use plan (not directly connected with or necessary to the management of the site) is likely to have a significant effect on a European site, either alone or in combination with other plans or projects.
- 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 pre-submission publication of the Herefordshire Local Plan – Core Strategy Habitats Regulations Assessment (May 2014). It is seen that as this NDP does not go over and beyond the requirements set out in the Core Strategy this review will also be substantial for the NDP.
- 6.3 The HRA for the Core Strategy also identifies that both the Water Cycle Study for Herefordshire, which indicates the potential for planned water abstraction requirements combined with pressures on European Sites from the Core Strategy policies, and the work on the Nutrient Management Plan, to ensure the favourable conservation status of the SAC in respect of phosphate levels as soon as possible and at the latest by 2027, have both been considered as part of the in-combination assessment.

## **7 Assessment of the ‘likely significant effects’ of the Staunton-on-Wye NDP**

- 7.1 As required under Regulation 102 of the Habitats Regulations 2010, a screening assessment has been undertaken to identify the ‘likely significant effects’ of the NDP. A screening matrix



was prepared in order to identify whether any of the policies in the Plan would be likely to have a significant effect on the River Wye SAC.

- 7.2 The findings of the screening matrix can be found in the Screening Matrix in Appendix 1 of this report. Colour coding was used to record the likely impacts of the policies on the European site and its qualifying habitats and species as shown in the table 1 below.

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

Table 1

- 7.3 The Screening matrix took the approach of screening each policy individually, which is consistent with current guidance documents. The results from the HRA report for the pre-submission version of the Herefordshire Core Strategy, was also taken into consideration.
- 7.4 Mitigation of some of the identified potential effects could be achieved through implementation of the other policies within the NDP which require good practice measures. The Staunton-on-Wye NDP will safeguard any proposal or development against detrimental impact on the environment. The NDP will do this by ensuring there is no adverse impact on the environment and biodiversity; there is no detrimental impact to conservation areas; no unacceptable impacts on privacy; that there is adequate parking provision and access with development; the highway network can accommodate increase in traffic; and to ensure development is sympathetic to landscape and environment.

## 8 Conclusions from the Screening Matrix

- 8.1 None of the Staunton-on-Wye Plan policies (September 2014) was concluded to be likely to have a significant effect on the River Wye SAC. Based on assumptions and information contained within the Staunton-on-Wye Plan, Herefordshire Core Strategy and the Pre-submission version of the HRA for the Core Strategy all of the NDP policies were found to be unlikely to result in significant effects on the River Wye SAC.
- 8.2 In many cases this is because the policy itself would not result in development, i.e. it related instead to criteria for development. In a number of cases the policies also included measures to help support the natural environment including biodiversity. Also to conserve community facilities and heritage, and therefore no significant effect conclusion could be reached. In addition, these policies have the potential to mitigate some of the possible adverse effects arising from other policies.
- 8.3 For those policies that were referring to potential development this could potentially have some impact upon the River Wye SAC, it was determined that due to the location of these sites, i.e. not directly on the River Banks or adjacent to a watercourse that feeds into the River, and due to the scale of the sites for homes and businesses being small (no larger than 3 dwellings per plot and retail development under 80sqmeters) and at the scale of growth that is required by the Herefordshire Core Strategy and no more, that these sites would not have an appreciable effect on the River Wye SAC, i.e. that they were not likely to be significant.
- 8.4 Dwr Cymru Welsh Water (DCWW) has stated for the Core Strategy that there is sufficient existing permitted headroom in the Sewerage Treatment works serving the Kington area to continue to treat the water from the amount of housing provided for in the Core Strategy policies. In addition, the preparation of the Nutrient Management Plan for the River Wye SAC

should ensure that development within Herefordshire which can be accommodated within existing water discharge permits would not be likely to have a significant effect upon the River Wye SAC.

- 8.5 It is unlikely that the Staunton-on-Wye Plan will have any in-combination effects with any Plans from neighbouring authorities due to the level of growth proposed is of the same that is proposed for the Kington Housing Market Area in the Herefordshire Core Strategy and all of the proposed housing and retail sites will be of a small scale.
- 8.6 It is therefore concluded that the Staunton-on-Wye Neighbourhood Plan will not have a likely significant effect on the River Wye SAC.
- 8.7 Any further amendments to the policies (post September 2014) will be rescreened if required and an addendum to this report will be produced.



# Appendix 1

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

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

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

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<b>Neighbourhood Area:</b>	Staunton on Wye & District Group Neighbourhood Area
<b>Parish Council:</b>	Staunton on Wye & District Group Parish Council
<b>Neighbourhood Area Designation Date:</b>	06/09/2012

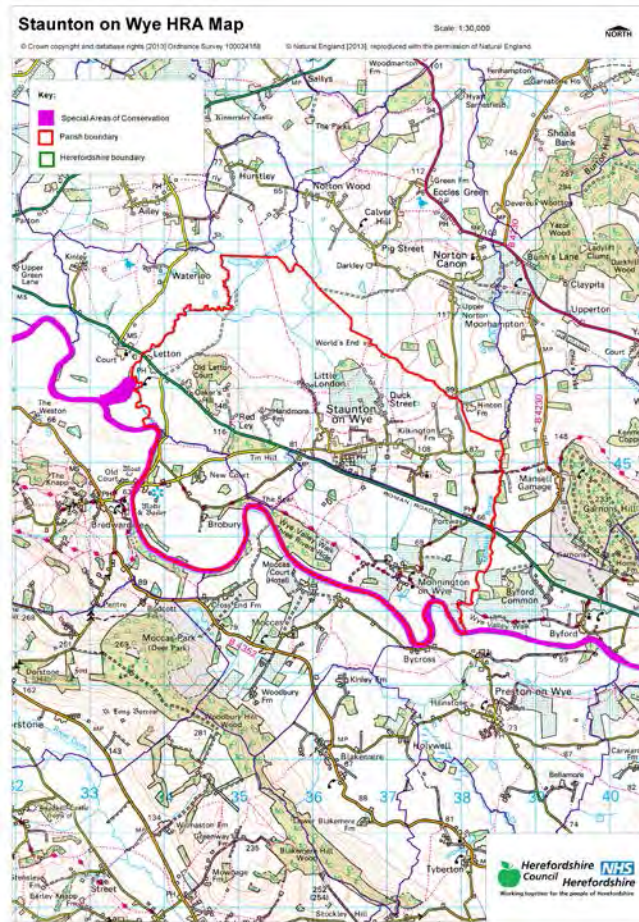
### **Introduction**

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

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

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



**Initial HRA Screening**

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

Does the Neighbourhood Area have the River Wye (including the River Lugg) in or next to its boundary?	Y	The River Wye borders Brobury with Monnington on Wye to the south
Is the Neighbourhood Area in the hydrological catchment of the River Wye (including the River Lugg) SAC?	Y	The Group Parish is within the hydrological catchment of the River Wye.
If yes above, does the Neighbourhood Area have mains drainage to deal with foul sewage?	Y	There is mains drainage at Staunton on Wye

**Downton Gorge SAC:**

Is the Neighbourhood Area within 10km of Downton Gorge SAC?	N	Downton Gorge is 26.23km away from the Group Parish
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**River Clun SAC:**

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

Is the Neighbourhood Area within 10km of the SAC boundary?	N	Usk Bat Sites are 31km away from the Group Parish
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**Wye Valley & Forest of Dean Bat Sites SAC:**

Is the Neighbourhood Area within 10km of any of the individual sites that make up the Wye Valley & Forest of Dean Bat Sites?	N	The Group Parish is 35.4km 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 Group Parish is 31.5km away from the Wye Valley Woodlands
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**HRA Conclusion:**

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

**European Site**

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

River Wye (including the River Lugg) SAC

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

The following environmental features are within or in general proximity to the Staunton on Wye & District 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.

<b>SEA features</b>	<b>Total</b>	<b>Explanation</b>	<b>SEA required</b>
Air Quality Management Areas	0	There are no AQMA's within the Group Parish	N
Ancient Woodland	5	Oakers Hill Wood; Tin Hill Wood; Bredwardine Wood; Mill Copse (border); 1 x unlabelled in south of Group Parish	Y
Areas of Archaeological Interest	0	No AAI's within the Group Parish	N
Areas of Outstanding Natural Beauty	0	There are no AONB's within the Group Parish	N
Conservation Areas	1	Staunton on Wye village	Y
European Sites	1	The River Wye	Y
Flood Areas		Flood Zones 2 and 3 are in the east, south and west of the Group Parish	Y
Listed Buildings	Numerous	There are numerous listed buildings within the Group Parish	Y
Local Nature Trails	3	Three Rivers Ride; Vaughans Way and Wye Valley Walk	Y
Local Sites (SWS/SINCs/RIGS)	8 (SWS)	River Wye; Depple Wood & Castle Coppice; Trap Coppice & Mill Leasowe Wood; Land at Dukeins Moor; Land at Little London, Staunton On Wye; Tumpsey Ley, Worlds End, Staunton on Wye; Glebe Land, Worlds End; Ox Bow Lake, Letton Court (border)	Y
Long distance footpaths/trails (e.g. Herefordshire Trail)	3	See Local Nature Trails above	Y
Mineral Reserves	0	There are no Minerals Reserves sites within the Group Parish	N
National Nature Reserve	0	There are no NNR's within the Group Parish	N
Registered & unregistered parks and gardens	1 Registered 7 Unregistered	Registered: Moccas Court Unregistered: Jarvis's Charity; Monnington Deer Park; Monnington Court; Brobury House; Letton Court; Bredwardine Castle (border); Bredwardine Vicarage (border)	Y
Scheduled Ancient Monuments	3	Moated site and fishponds immediately west of Upper House Farm; Bredwardine Castle (border); Moated site known as Old Court Mound at Old Court (border)	Y
Sites of Special Scientific Interest	2	River Wye (Unfavourable Recovering); Monnington Scar (Favourable)	Y

**Decision Notification:**

The initial screening highlights that the Neighbourhood Development Plan for the Staunton on Wye & District Group Neighbourhood Area:

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

**Assessment date: 03/06/2013**

**Assessed by: James Latham**



## Appendix 1: European Sites

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

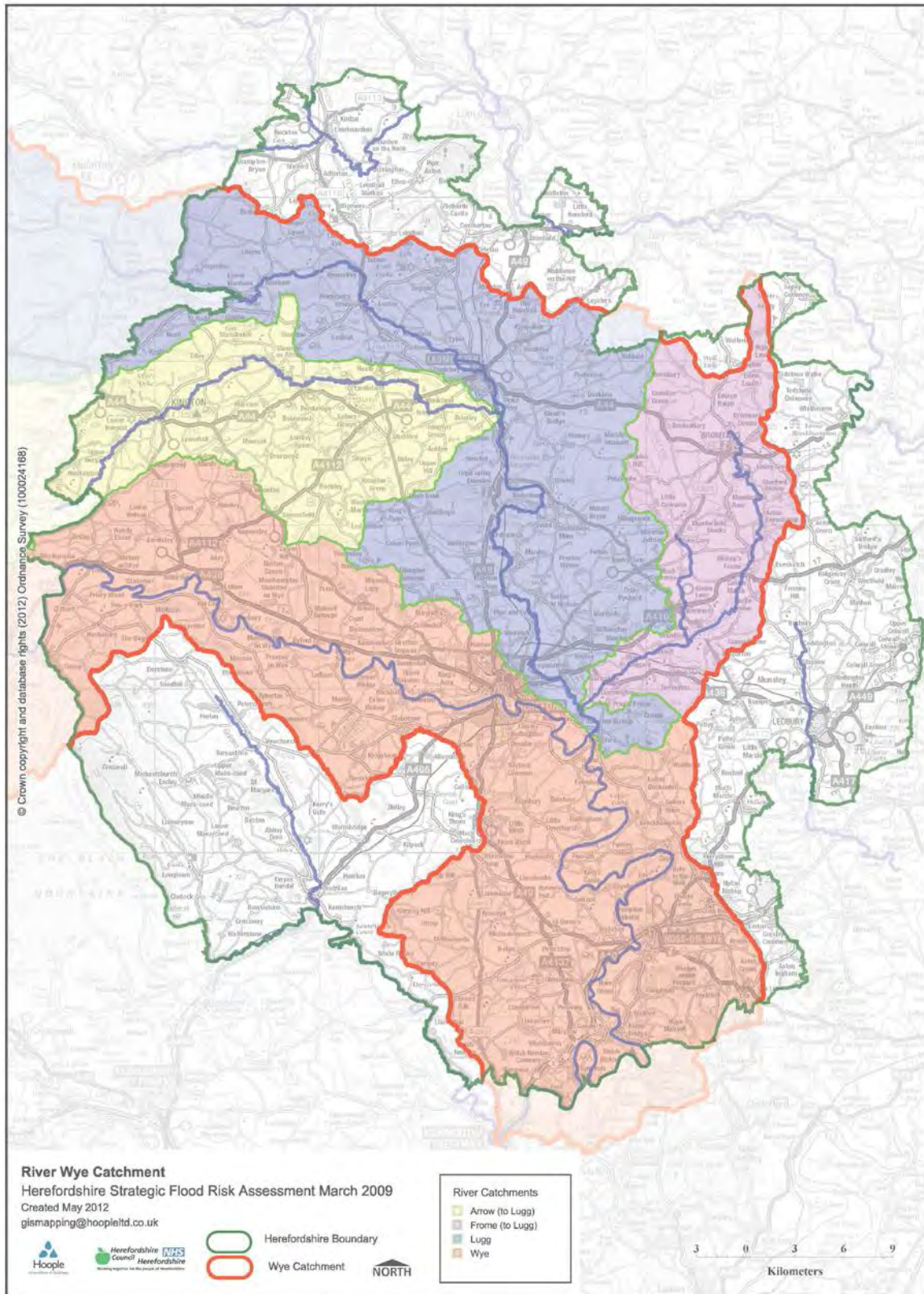
<b>Downton Gorge</b>
<b>Site Features:</b> <i>Tilio-Acerion</i> forests of slopes, screes and ravines
<b>Vulnerability data:</b> 10km for air quality associated with poultry units or other intensive agricultural practices.
<b>River Clun</b>
<b>Site Features:</b> Freshwater pearl mussel <i>Margaritifera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

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

<b>Wye Valley and Forest of Dean Bat Sites</b>
<b>Site Features:</b> Annex II species that are a primary reason for site selection: Lesser horseshoe bat <i>Rhinolophus hipposideros</i> . Greater horseshoe bat <i>Rhinolophus ferrumequinum</i>
<b>Vulnerability data:</b> 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.

<b>Wye Valley Woodlands</b>
<b>Site Features:</b> Annex I habitats that are a primary reason for site selection: Beech forests <i>Asperulo-Fagetum</i> , <i>Tilio-Acerion</i> forests of slopes, screes and ravines, <i>Taxus baccata</i> woods of the British Isles. Annex II species present as a qualifying feature, but not a primary reason for site selection: Lesser horseshoe bat <i>Rhinolophus hipposideros</i> , 51-100 residents
<b>Vulnerability data:</b> Lesser Horseshoe bats are known to migrate between 5km and 10km between their summer and winter roosts. The Lesser Horseshoe Bat is vulnerable to disturbance; light pollution; and habitat loss. Check with the planning ecologist for other issues. NDPs closest to the European Site will need to consider: Woodland habitat buffer. Lesser Horseshoe Bat: Old buildings; woodland locations; sheltered valleys, extensive deciduous woods or dense scrub, close to roost sites. In areas of fragmented habitats, linear habitats such as hedgerows are important corridors. Vulnerable to loss or disturbance of both summer and winter roosts and removal of linear habitat.

## Appendix 2: Wye Catchment Map



# Appendix 2

## Staunton on Wye- Options generated from questionnaire–Spring 2014

### Housing development

HD1) Unrestricted amount,
HD2) 10 or fewer,
HD3) 5 or fewer or
HD4) 3 or fewer.

### Housing location

HL1) infill between existing houses,
HL2) no development sites only single developments allowed
HL3) re use of redundant housing only.

### Rural Housing

RH1) Any building of new houses should be on brown field sites.
RH2) Any new houses should be clustered with existing buildings.

### Employment

E1) Businesses should be allowed to operate wherever they like in the area.
E2) A specific site should be found for new business on brown field site.
E3) A specific site should be found for new business on a green field site.
E4) New site should be near the A438.
E5) In Staunton village.

### Agricultural/ horticultural diversification and expansion to redundant buildings

A1) Conversion to residential use.
A2) Conversion to use as holiday lets.
A3) Use for non-agricultural businesses.

### Community Facilities

CF1) The existing recreational facilities in Staunton should be protected from development.

CF2)- Additional recreational facilities are required.

CF3)- If you think that additional recreational facilities are needed please let us know what facilities you would like.

### **Design principles**

D1) No constraints on housing style premises.

D2) To meet design guidelines to blend in with existing buildings.

D3) Specific guidelines on the design and appearance of new business

D4) All buildings to have architectural merit.



# Appendix 3

Appendix 2

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

Parish Council Name: Staunton on Wye

NDP Title: Staunton on Wye Plan

Date undertaken: 11/06/2014

NDP Options	HRA Screening of Emerging NDP options and				
	Likely activities (operations) to result as a consequence of the option/policy	Likely effect if option implemented. Could they have Likely Significant Effects (LSE) on European Sites? (Yes/No, with reasons)  <i>(If no, progress on to next objective/option/policy. If yes, progress on to next set of columns in row)</i>	European Sites potentially affected	Mitigation measures to be considered, as necessary, through redraft of objective/option/policy and to be considered as part of Appropriate Assessment	If recommendations are implemented, would it be possible that it would result in no LSE? (Yes/No with reasons)
Option HD1	Risk of mass development may increase traffic and natural resources and facilities may be overstretched. Increase in parking and congestion. Increase in water abstraction and treatment.	Yes overdevelopment has the potential to contribute to have detrimental environmental effects near European sites.	River Wye SAC	Housing could be restricted to certain areas away from the SAC. Restricting number will help control environmental effects. As well as ensuring use of renewable energy and recycling schemes.	Could have a detrimental effect on the River Wye SAC if housing is built on a mass scale close to the southern boundary of the Staunton on Wye parish.
Option HD2	Small scale development may create small impact on traffic, amenities. Increase in parking	No-Small scale impact. However development may have an impact on the River Wye SAC if it is in close proximity of the	River Wye SAC	N/A	Scale and extent of such development is unlikely to be significant

## Appendix 2

		southern boundary of the NDP area.			
Option HD3	Small scale development may create small impact on traffic, amenities.	No-Small scale impact. However development may have an impact on the River Wye SAC if it is in close proximity of the southern boundary of the NDP area.	River Wye SAC	Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC or its tributaries.	Scale and extent of such development is unlikely to be significant
Option HD4	Small scale development may create small impact on traffic, amenities.	No-Small scale impact. However development may have an impact on the River Wye SAC if it is in close proximity of the southern boundary of the NDP area.	River Wye SAC	Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC or its tributaries.	Scale and extent of such development is unlikely to be significant
Option HL1	No likely significant effect on the River Wye SAC	No	N/A	N/A	No this option should not have an effect on the River Wye SAC.
Option HL2	No likely significant effect on the River Wye SAC	No	N/A	N/A	No this option should not have an effect on the River Wye SAC.
Option HL3	No likely significant effect on the River Wye SAC	No	N/A	N/A	No this option should not have an effect on the River Wye SAC.
Option RH1	Risk of mass development may increase traffic and natural resources and facilities may be overstretched. Increase	No	N/A	N/A	Could have a detrimental effect on the River Wye SAC if housing is built on a mass scale close to the southern boundary

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	in parking and congestion.				of the Staunton on Wye parish.
Option RH2	No likely significant effect on the River Wye SAC	No	N/A	N/A	No this option should not have an effect on the River Wye SAC.
Option E1	Increase in transport usage.	Yes-Business development anywhere may increase traffic and natural resources and facilities may be overstretched. Increase in parking and congestion.	River Wye SAC	Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC or its tributaries.	Could have a detrimental effect on the River Wye SAC if employment is built on a mass scale close to the southern boundary of the Staunton on Wye parish.
Option E2	Increase in transport usage.	Yes- This may impact on traffic and congestion within Staunton on Wye depending on location and scale of the development.	River Wye SAC	Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC or its tributaries.	No this option should not have an effect on the River Wye SAC.
Option E3	Increase in transport usage.  Increase risk of flooding due to drainage issues.	Yes- This may have an impact on flooding and drainage. As well as traffic and potential loss of biodiversity.	River Wye SAC	Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC or its tributaries.	Could have a detrimental effect on the River Wye SAC if employment sites are built near to the southern boundary of the Staunton on Wye parish.
Option E4	More vehicles on the road.  Employment generation.	No-Small scale impact. However development may have an impact on the River Wye SAC if it is in close proximity of the	River Wye SAC	Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye	No this option should not have an effect on the River Wye SAC.

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		southern boundary of the NDP area.		SAC or its tributaries	
Option E5	More vehicles on the road.  Employment generation.	No-Small scale impact. However development may have an impact on the River Wye SAC if it is in close proximity of the southern boundary of the NDP area.	River Wye SAC	Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC or its tributaries	No this option should not have an effect on the River Wye SAC.
Option A1	Increase in water abstraction and treatment.	No-Small scale impact. However development may have an impact on the River Wye SAC if it is in close proximity of the southern boundary of the NDP area.	River Wye SAC	Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC or its tributaries	Scale and extent of such development is unlikely to be significant
Option A2	Boost in tourism.  Increase in recreation pressure.  Increase in water abstraction and treatment.	No-Small scale impact. However development may have an impact on the River Wye SAC if it is in close proximity of the southern boundary of the NDP area.	River Wye SAC	Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC or its tributaries	Scale and extent of such development is unlikely to be significant
Option A3	More vehicles on the road.  Employment generation.  Increase in water abstraction and treatment.	No-Small scale impact. However development may have an impact on the River Wye SAC if it is in close proximity of the southern boundary of the NDP area.	River Wye SAC	Ensure future policy balances out the scale of promoted schemes and avoid the location to close to the River Wye SAC or its tributaries	Scale and extent of such development is unlikely to be significant on the River Wye SAC.
Option CF1	Existing facilities are	N/A	N/A	N/A	N/A

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	protected, Increase in recreational activity.				
Option CF2	Increase in recreational activity Increase in traffic movements	No	N/A	N/A	Depending upon location of the new development will decide the impact upon the River Wye SAC.
Option D1	N/A	N/A	N/A	N/A	No the option will not lead to development itself. Instead it relates to criteria for development.
Option D2	N/A	N/A	N/A	N/A	No the option will not lead to development itself. Instead it relates to criteria for development.  This would act as mitigation towards all new development as it will be design criteria to reduce the overall impact
Option D3	N/A	N/A	N/A	N/A	No the option will not lead to development itself. Instead it relates to criteria for development.  This would act as



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					mitigation towards all new development as it will be design criteria to reduce the overall impact
Option D4	New development Disturbance during construction phase	Potential disturbance if large scale and depending upon location	River Wye SAC	Good practice techniques for construction may help to eliminate disturbance during construction phases.	Impact would depend upon location and scale. Need to ensure sufficient safeguards are in place to prevent significant effect occurring. Scale of individual schemes unlikely to have an impact.

# Appendix 4

**Table 1: HRA Screening of Emerging Neighbourhood Development Plan Objectives and Policies**

Parish Council Name: **Staunton on Wye Parish Council**

NDP Title: **Staunton on Wye Neighbourhood Development Plan (Draft dated 12/09/14)**

Date undertaken: **September 2014**

Core Strategy HRA version: **May 2014**

NDP objectives, options policies	HRA Screening of Emerging NDP objectives, options and policies				
	Likely activities (operations) to result as a consequence of the objective/option/policy	Likely effect if objective/option/policy implemented. Could they have Likely Significant Effects (LSE) on European Sites? (Yes/No, with reasons) <i>(If no, progress on to next objective/option/policy. If yes, progress on to next set of columns in row)</i>	European Sites potentially affected  (Refer to Initial Screening)	Mitigation measures to be considered, as necessary, through redraft of objective/option/policy and to be considered as part of Appropriate Assessment	Could the policy have likely significant effects on European sites (taking mitigation into account?)
Objective 1- To secure proportionate open market and intermediate housing focussed on Staunton-on-Wye village within the plan period.	Develop market housing and intermediate housing is proportionately. May be an increase in vehicle traffic and demand for water abstraction. Therefore additional infrastructure may be developed.	N/A	N/A	N/A	No. This objective does not specifically identify sites for development but instead provides criteria that new development must adhere to proportionate housing levels.
Objective 2- To ensure that all development is sensitive to residential amenity and to the local environment within the	Develop housing appropriate to surroundings and its context.	N/A	N/A	N/A	No. This objective will not lead to development but will ensure that new development coming forward under the NDP is sensitive to residential

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plan period.					amenity.
Objective 3- To protect and sustain social and rural service facilities and enable additional provision. This should adhere to neighbourhood planning time frames.	Promote retention and improvement of services and facilities for all members of the community.	N/A	N/A	N/A	No this objective will not lead to development itself but will seek to improve social and rural service provisions within the Neighbourhood area.
Objective 4- To encourage and support local enterprise and the creation of job opportunities through appropriate economic development within the plan period.	Improved and new business units/ areas created for enterprise development.  More jobs are likely to create more vehicle traffic.  Employment development.	Uncertain as to the impact upon the River Wye SAC depending upon location of development.	River Wye SAC	N/A	No, this objective will result in employment development within Staunton on Wye. Depending on scale and location on economic development will define how much impact it will have on the environment.
Objective 5- To protect the existing open space provision and provide additional open space, recreational and sports facilities at appropriate locations. With the plan period.	Promote measures to protect existing open space and recreation sports facilities.	N/A	N/A	The measures in this policy to conserve and enhance biodiversity across the Parish should help to provide mitigation against the potential adverse impacts of new developments.	No. This objective aims to enhance and create local space provision; this may have beneficial impact on biodiversity, including European sites.
Objective 6- To involve local people on an ongoing basis in the process of plan-making and delivery of development within the plan period.	Promote community involvement and engagement within neighbourhood plan making.	N/A	N/A	N/A	No. This objective does not identify sites for development. But ensures local people are involved with local plan making.

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<i>Draft Policy- SOWH 1- New Housing development- Staunton-on-Wye Village</i>	New housing will be developed in the style and character of existing housing. Plot sizes will be restricted to three dwellings.	No likely significant effect on the River Wye SAC	River Wye SAC	N/A	No. This policy does not specifically identify sites for development but instead provides criteria that any new development must adhere to. As the criteria for development is small scale, the impact will not be as great.
<i>Draft Policy- SOWH2-New Housing or other Residential Accommodation in Staunton Conservation Area</i>	New developments within Conservation areas will be in keeping with the context, location and layout of the area.	N/A	N/A	N/A	No. This policy will not lead to new development; but rather it will ensure that any new development is in keeping with existing buildings and setting.
<i>Draft Policy- SOWH3-Affordable Housing</i>	Develop required affordable housing.  Increase in recreation activities.  Increase in vehicle traffic.  Increased water abstraction and treatment.	No likely significant effect on the River Wye SAC	River Wye SAC	N/A	No. This policy does not specifically identify sites for development but instead provides criteria that any new development must adhere to. As the criteria for affordable housing development is on a small scale, the impact will not be as great.
<i>Draft Policy- SOWH4-Rural Exceptions Housing (Non affordable)</i>	Develop housing within rural areas that require housing.  Increase in recreation activities.  Increase in vehicle traffic.  Increased water abstraction and treatment.	No likely significant effect on the River Wye SAC	River Wye SAC	N/A	No. This policy will not lead to new development; but rather it relates to viable housing in rural areas outside the parish.

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<i>Draft Policy- SOW B1- Retail Development</i>	Employment development. Increase in vehicle traffic. Increase in retail development.	No likely significant effect on the River Wye SAC	River Wye SAC	N/A	No. This policy is unlikely to lead to development, instead it relates to criteria for development. As this is criteria for small development it is unlikely to have a significant impact.
<i>Draft Policy- SOWB2- Expansion of Existing (Non agricultural) Businesses</i>	New business development. Increase in vehicle traffic. Development of existing infrastructure.	Potential for some impact upon the River Wye SAC but depends upon location and scale of potential development.	River Wye SAC	N/A	No. This policy is unlikely to lead to development, instead it relates to criteria for development.  The policy allows for employment development in the rural areas and the resulting increase in demand for water abstraction and treatment as well as infrastructure development.
<i>Draft Policy- SOWB3- Agricultural/ Horticultural Diversification and Expansion</i>	New business development. Increase in vehicle traffic.	No likely significant effect on the River Wye SAC	River Wye SAC	N/A	No. This policy is unlikely to lead to development, instead it relates to criteria for development.
<i>Draft Policy- SOWB4-Poly tunnel Development</i>	N/A	N/A	N/A	N/A	No. This policy is unlikely to lead to development, instead it relates to criteria for poly tunnel development. This policy safeguards development against rise to unacceptable cumulative, landscape and environmental impact.
<i>Draft Policy- SOWB5- Change of Use</i>	N/A	N/A	N/A	Reuse of redundant buildings may help mitigate the potential impacts of other NDP policies through minimising the need for new buildings.	No. This policy relates to criteria for change of use. This policy ensures re use of buildings. This may help reduce the potential for new

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					development.
<i>Draft Policy- SOWB6-New Business Enterprises</i>	Brownfield site may be developed on.  Increase in vehicle traffic.  Employment development.	Uncertain as it depends on where the proposed New Business Enterprise is. It may cause physical, noise, light and air pollution-however this depends on the nature and scale of the enterprise.	River Wye SAC	This policy should help to mitigate against its potential impacts it has it is encouraging brownfield use, retaining existing sites and ensuring all schemes are sustainable, re using redundant buildings.	No. This policy is unlikely to lead to development, instead it relates to criteria for development.
<i>Draft Policy- SOWC1-Retention of existing Community Facilities</i>	N/A	N/A	N/A	N/A	No. This policy is unlikely to lead to development, as this policy is geared towards retaining existing community facilities.
<i>Draft Policy- SOWC2-Retention and Extension of Recreational and Community Facilities</i>	N/A	N/A	N/A	N/A	No. This policy is unlikely to lead to development, as this policy ensures that any proposals to extend existing community facilities will not be restricted from development.
<i>Draft Policy- SOW D1-Change of Use (Design Principles)</i>	N/A	N/A	N/A	N/A	No. This policy is unlikely to lead to development, instead it relates to design criteria for development. This will ensure that extensions or change of use will retain and enhance materials and features.
<i>Draft Policy- SOWD2-New Building</i>	Increase in recreation activities.  Increase in vehicle traffic.  Increased water abstraction and treatment.  Development will be in keeping with existing context/ design vernacular.	No likely significant effect on the River Wye SAC	River Wye SAC	N/A	No. This policy is unlikely to lead to development, instead it relates to criteria for development.

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	Development of renewable energy infrastructure.				
<i>Draft Policy- SOWE- Development and Design Principles.</i>	Reuse/ redevelopment of the Old school.  Development of supporting infrastructure.	<i>N/A</i>	<i>N/A</i>	The reuse of the Old School building may help mitigate the potential impacts of other NDP policies through minimising the need for new development.	No. This policy is unlikely to lead to development, instead it relates to design criteria for development. This policy aims to ensure redevelopment within the Conservation area will conserve and enhance local heritage assets.

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