

Habitats Regulations Assessment



Llangarron Neighbourhood Area

February 2017

LLANGARRON HRA

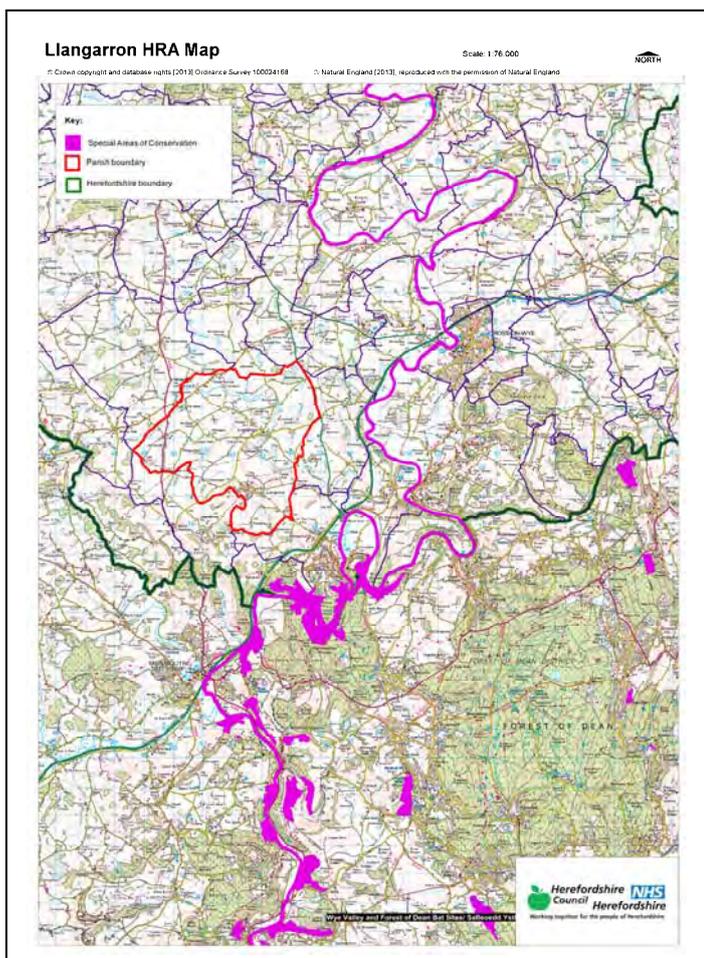
HRA Screening Assessment

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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 Llangarron Parish Council are producing a Neighbourhood Development Plan for Llangarron Parish, in order to set out the vision, objectives and policies for the development of the Parish up to 2031. This HRA reviews the Draft Llangarron Plan February 2017.
- 1.3 The NDP is criteria based and does allocate two sites within Llangrove, along with windfalls, commitments and infills this will contribute towards the 65 minimum housing requirement. The plan also 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 2015) and ensures that there will not be any significant impacts upon Natura 2000 sites.
- 1.4 The map below shows Llangarron Neighbourhood Area with the European Sites highlighted.



2 The requirement to undertake Habitats Regulations Assessment of neighbourhood plans

- 2.1 The requirement to undertake HRA of development plans was confirmed by the amendments to the “Habitats Regulations” published for England and Wales in July 2007 and updated in 2013. Therefore, when preparing its NDP, Llangarron Parish Council is required by law to carry out an assessment known as “Habitats Regulations Assessment”. It is also a requirement in Regulation 32 schedule 2 of the Neighbourhood Planning Regulations 2012.
- 2.2 Article 6(3) of the EU Habitats Directive provides that:
Any plan or project not directly connected with or necessary to the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.
- 2.3 HRA is an impact-led assessment and refers to the assessment of the potential effects of a neighbourhood plan on one or more European sites, including Special Protection Areas (SPAs) and Special Areas of Conservation (SACs):
- **SPAs** are classified under the European Council Directive ‘on the conservation of wild birds’ (79/409/EEC; ‘Birds Directive’) for the protection of **wild birds and their habitats** (including particularly rare and vulnerable species listed in Annex 1 of the Birds Directive, and migratory species).
 - **SACs** are designated under the Habitats Directive and target **particular habitats** (Annex 1) and/or species (Annex II) identified as being of European importance.
- 2.4 For ease of reference during HRA, general practice has been that these three designations are collectively referred to as either **Natura 2000** or **European sites**. This means that a Screening Assessment is carried out with regard to the Conservation Objectives of the European Sites and with reference to other plans or projects to identify if any significant effect is likely for any European Site.

3 Methodology

- 3.1 As the Llangarron 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 (14/10/13) found that the Llangarron NDP area is in the hydrological catchment area of the River Wye SAC as well as being near the Wye Valley Woodlands. This falls within the western half 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 Llangarron Plan Initial Screening Report. The Initial Screening Report, October 2013, can be found in Appendix 4 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 Llangarron Plan Neighbourhood Plan may affect site integrity.
- 4.3 The initial options for the NDP were assessed to determine their environmental impact that could affect the River Wye SAC. Overall the majority of the options proposing any growth appear to depend on location and scale in relation to environmental impact. However the options listed are all on a small scale and are unlikely to have a significant impact on the SAC.
- 4.4 As Llangarron Plan 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. If a majority of these options are taken forward either as standalone policies or in combination with other policies then the mitigation from these options will help to counter balance the effect of all new development within the Parish. A list of the options assessed can be found in Appendix 1, and the Assessment matrix for the options can be found Appendix 2.

5 Description of the Llangarron Plan Neighbourhood Plan

- 5.1 The Draft Llangarron 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 eight objectives of how this will be achieved. The objectives cover the following topics:
 1. Sustainability
 2. Environment
 3. Employment
 4. Housing
 5. Roads and Traffic
 6. Community Facilities
 7. Communication
 8. Energy
- 5.3 The NDP also sets out 26 general policies on various topics based on the objective headings above, these include:
 - Policy SUS1: Sustainable Development
 - Policy ENV1: Landscape and Biodiversity
 - Policy ENV2: Historic Assets and Village Character
 - Policy ENV3: Flooding
 - Policy EMP1: Rural Enterprises
 - Policy EMP2: Diversification
 - Policy EMP3: Local Food Production
 - Policy EMP4: Tourism
 - Policy HOU1: Housing Numbers

Policy HOU2: Land Adjacent Bay Tree Cottage
 Policy HOU3: Land opposite the Rural Arms Public House
 Policy HOU4: Residential Development Criteria
 Policy HOU5: Dwellings connected with Rural enterprise
 Policy HOU6: Live Work units
 Policy HOU7: Affordable housing
 Policy HOU8: Local Needs Housing
 Policy HOU9: Replacement Dwellings
 Policy HOU10: Change of use of agricultural buildings to dwelling and holiday use
 Policy TRA1: Transport Requirements related to Development
 Policy TRA2: Promotion of Sustainable Transport
 Policy CSU1: New or Additional Services and Facilities
 Policy CSU2: Developer Contributions to New Facilities
 Policy CSU3: Loss of Community Facilities
 Policy COM1: Communication
 Policy ENG1: Renewable Technology and the Character and Setting of the Area
 Policy ENG2: Fitting of Renewable Energy Technologies into New Development

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. In addition, in accordance with the Neighbourhood Planning Regulation 2012 an NDP cannot have a significant effect on any European Site whether alone or in combination with another Plan.
- 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 Llangarron Plan 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 or Wye Valley Woodlands SAC.
- 7.2 The findings of the screening matrix can be found in the Screening Matrix in Appendix 3 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

- 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 during and after construction phases, such as more efficient use of water, reduction in waste and

encouragement of recycling. The provision and encouragement of use of more sustainable transport measures when improving the transport infrastructure, will also help to reduce car traffic around the parish and surrounding areas.

8 Conclusions from the Screening Matrix

- 8.1 None of the Draft Llangarron Plan (February 2017) policies were concluded to be likely to have a significant effect on the River Wye SAC or impact on the Wye Valley Woodlands SAC.. Based on assumptions and information contained within the Llangarron 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 (eg Policy Numbers SUS1, ENV2, HOU2.). In a number of cases the policies also included measures to help support the natural environment, including biodiversity and therefore no significant effect conclusion could be reached (eg Policy Numbers SUS1, ENV1,). In addition, these policies have the potential to mitigate some of the possible adverse effects arising from other policies.
- 8.3 The plan allocates settlement boundaries for Llangaron and Llangrove, two sites have been allocated within the selected settlement boundary of Llangrove, land adjacent to Bay Tree Cottage and Land opposite the Royal arms pub have been screened and due to the scale, location and nature of the development it is considered to have an unlikely detrimental impact on the River Wye SAC and Wye Valley Woodlands SAC. However impact can be assessed further at planning application stage. Sites for development should consider an appropriate construction traffic management plan to ensure noise and disruption have limited impact to its surroundings.
- 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 Ross 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 Llangarron Plan will have any in-combination effects with any Plans from neighbouring parish councils as the level of growth proposed is the same as that proposed for the Housing Market Area in the Herefordshire Core Strategy and all of the proposed housing sites will be of a small scale.
- 8.6 It is therefore concluded that the Llangarron Plan will not have a likely significant effect on the River Wye SAC or on the Wye Valley woodlands SAC.
- 8.7 Any further amendments to policies (post February 2017) will be rescreened if required and an addendum to this report will be produced.

Appendix 1

Llangarron Options

1. Do nothing

2. No allocation of sites stick to criteria based policy

3. No estate scale development

4. (the preferred option) To concentrate the main bulk of development within Llangrove with a proportion of new development with Langarron with limited individual sites in Llancloudy and Three Ashes.

5. Site One Land Adjacent Bay Tree Cottage

6. Site Two Land opposite the Royal Arms

7. Housing numbers

Appendix 2

Table 1: HRA Screening of Emerging Neighbourhood Development Plan Options

Parish Council Name: Llangarron

NDP Title: Llangarron Parish Neighbourhood Plan

Date undertaken: February 2017

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)	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?)
Do nothing	No NDP to determine planning applications.	Criteria policies within the Core Strategy would guide further development. Specific policies and proposals for the parish would not exist.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	N/A	N/A
No allocation of sites stick to criteria based policy	Housing development Increase in transport and facility use Increase in water and sewage waste production and water consumption Small scale proportionate growth where the location would be determined by a	Less certain in comparison to allocating sites and settlement boundary, as to the impact on the European sites as dependant on the location of the development.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	Specific environmental issues could be investigated during the site search and be positively addressed within the policy wording. Policy would need to take account of the proportional growth requirements of the Core Strategy and potential headroom capacity at the	No, development in line with the Local Plan (Core Strategy) and the policy safeguards which exist within the Core Strategy should avoid or mitigate any likely significant effects. Policy criteria should be included within the NDP which reflects this. Further

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

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

	scale.		the River Lugg) SAC Wye Valley Woodlands SAC	adverse impacts, and the inclusion of additional policy wording in the NDP.	to have a significant impact on the SACs.
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Appendix 3

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

Parish Council Name: Llangarron

NDP Title: Llangarron Parish Neighbourhood Plan

Date undertaken: February 2017

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)	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?)
Objectives					
Objective 1: Sustainability	To promote the creation of balanced communities with sufficient housing, business opportunities and facilities to meet all sectors of the community	As worded this objective does not adequately recognise the need for any environmental checks and balances on the social and economic developments listed.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	Suggest rewording by: 1. remove 'balanced', and 2. insert at the end of the paragraph "... whilst balancing this with the need to enhance the local environment and limit any environmental impacts and unsustainable resource use."	N/A

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Objective 2: Environment	Promotes measures to protect and enhance landscape setting and character of the villages, including heritage assets and protection of the wider countryside.	The visual aspects of the landscape and settlements within the parish will be protected and enhanced. Heritage assets and the wider countryside will also be protected.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	N/A	N/A
Objective 3: Employment	Promotes attracting suitable opportunities and supporting existing businesses. Recognises importance of tourism and agriculture to the parish economy. Home working will be supported if possible.	New businesses and employment opportunities will be encouraged to start in the parish and existing businesses, particularly in tourism and agriculture will be supported. More people may be able to work from home.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	N/A	N/A
Objective 4: Housing	Seeks provision of sustainable energy efficient housing, that meets the needs of all sectors of the community, including both private and affordable sectors. Their scale, design and location should reflect the character of the area. New dwellings should be built to a high standard of	New housing in the parish will be energy efficient, use sustainable energy and designed to a high standard. These homes will be available to both private and affordable housing residents. They will be in keeping with the areas character.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	N/A	N/A

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	design.				
Objective 5: Roads and Traffic	Promotes measures for pedestrian and cyclist safety, whilst making sure the safety of other road users is not compromised. Public transport will be supported wherever possible.	There will be more pedestrians and cyclists being able to travel in safety around the parish. Public transport will be available.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	N/A	N/A
Objective 6: Community Facilities	Seeks to protect and promote the improvement of existing services, assets and facilities. Particular emphasis is given to improving footpaths, open spaces and play areas.	The community's current facilities, assets and services will remain viable and continue to exist. New ones will be encouraged and promoted. Hence more people will be able to meet their needs within the community. More people will be able to enjoy the improved footpaths and open spaces, so the health of local people will be improved.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	N/A	N/A
Objective 7: Communication	Seeks to encourage development of faster broadband and other means of communication to allow businesses to operate and grow.	The Community will have access to means of faster communication so more businesses will be able to prosper in the area and more people may be able to work from home if	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	N/A	N/A

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		necessary, hence reducing the need for travel.			
Objective 8: Energy	Encourages the use of sustainable energy, whilst seeking to make sure there is no detrimental impact on the character of the area or the people who live in it.	The carbon footprint of the community will be reduced with more people using sustainable forms of energy. The character of the area will be unaffected by this.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	N/A	N/A
Llangarron Policies					
Policy SUS1: Sustainable Development	Development proposals will be supported where they contribute towards sustainable development with regard to the following criteria. Development proposals should: Protect, maintain or enhance the environment. Seek to support social cohesiveness. (Residential development) should be centred around existing settlements. Ensure there is no detrimental impact on	This policy should ensure that: The local environment is maintained or enhanced; social cohesiveness and the local economy is supported; local infrastructure, including roads and highways, suffers no detrimental impacts and housing is centred around existing settlements.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	No, this policy itself can help safeguard the parish against un sustainable development and aims not to strives to minimise impact on existing infrastructure.	No: this policy will allow for the small scale sustainable growth of Llangarron in line with Core Strategy policy RA1/RA2. Additional policy criteria are in place in both the Core Strategy and the Neighbourhood Plan to avoid or mitigate any likely significant effects.

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	essential infrastructure.				
Policy ENV1: Landscape and Biodiversity	<p>New development proposals should seek to protect or enhance the landscape character and biodiversity by assessing their impact upon them.</p> <p>Protection of biodiversity and natural landscape.</p>	<p>Assessments on proposed developments will reveal what mitigation measures are required in order to protect or enhance the landscape character and biodiversity. Proposals should therefore be accompanied by appropriate mitigation measures as a result.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	N/A	<p>No: the policy would not itself lead to development; instead it seeks to protect and enhance landscape character and biodiversity within the parish.</p>
Policy ENV2: Historic Assets and Village Character	<p>Policy to ensure that these points are not adversely affected by development, views are protected, and the use of appropriate designs and materials encouraged.</p> <p>Historic assets safeguarded.</p>	<p>Listed buildings, important landscapes and features and buildings considered of local or historic interest, as well as the character and setting of the parish will remain uncompromised by any new developments.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	N/A	<p>No: the policy would not itself lead to development; Instead it safeguards historic areas and assets against development.</p>
Policy ENV3: Flooding	<p>Policy to limit or prohibit development in certain flood zones or where it increases risk to other properties. Also places a requirement for developers to undertake flood risk assessments, provide detailed drainage proposals and explore</p>	<p>The numbers of properties in the parish, new or otherwise, will not be subject to any increased risk of flooding as a result of the new development.</p>	<p>River Wye (including the River Lugg) SAC</p> <p>Wye Valley Woodlands SAC</p>	N/A	<p>No: the policy would not itself lead to development; Instead it safeguards existing villages and future development against flooding.</p>

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	use of SUDS.				
Policy EMP1: Rural Enterprises	Policy to ensure that proposals related to business activity are of an appropriate scale and use and will not have a detrimental impact upon the character and setting of the parish and its assets, including its highways. Proposals for Live/work units will be supported.	Only businesses that are considered compatible with the setting of the parish will be able to base themselves here. Numbers of people working from home may increase.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	N/A	No: This policy supports small scale rural businesses. Due to the size and nature of schemes this is unlikely to have a significant impact on the SAC, however this can be further determined at planning application stage when details are known.
Policy EMP2: Diversification	Policy to ensure that where required proposals enabling local farms to diversify are supported providing they conform to certain criteria.	The number of local farms able to diversify will increase providing they are of a suitable scale, do not impact upon highway safety or the rural character and setting of the parish.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	N/A	No. This policy ensures farm diversification projects will be of an appropriate scale and have minimal impact on surrounding area.
Policy EMP3: Local Food Production	Policy to ensure that where required proposals to increase local food production are supported providing they conform to certain criteria.	The number of local farms able to consider local food production will increase providing they are of a suitable scale, do not impact upon highway safety, landscape character or biodiversity of the parish.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	Measures included within the Core Strategy and NDP safeguard potential effects from development of food production services.	No. This policy ensures local food production development projects will be of an appropriate scale and have minimal impact on surrounding area.
Policy EMP4: Tourism	Policy to ensure that new sustainable or enhanced existing facilities will be	The number of new or existing tourism facilities that are able to consider	River Wye (including	Measures are included in both the Core Strategy and the	No; the policy emphasises the importance of

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	permitted where they meet the listed criteria.	setting themselves up or expanding will increase providing they are of a suitable scale, do not impact upon highway safety or the landscape character of the parish.	the River Lugg) SAC Wye Valley Woodlands SAC	Neighbourhood Plan to help relieved any increased pressure in the River Wye for recreation purposes. Improved water efficiency measures, metering and addressing leakage in supply will help mitigate any additional pressures in water supply. The implementation of the Nutrient Management Plan will specifically address issues relating to water quality in the River Wye.	natural environment. Although visitor and tourism activity may increase within the parish sufficient policy safeguards are in place to ensure the sensitivity of the River Wye is mitigated from likely significant harm.
Policy HOU1: Housing Numbers	Policy to limit the scale of any new development to 65 units or under, and restrict their location to the the main settlements. Also requires new developments to meet criteria set out in other policies, especially if exceptions to the above restraints are necessary. Policy also encourages proposals on brownfield	All new developments will be within or adjacent to the two main settlement areas, and of no more than 15 in number. Developments that are seen to be an exception to this will have to provide substantiated need to justify it. Proposals for brownfield sites will be supported.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	N/A	No: this policy will allow for the small scale sustainable growth of Llangarron parish in line with Core Strategy policy RA1/RA2.

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	sites.				
Policy HOU2: Land Adjacent Bay Tree Cottage	Site allocation for 15 dwellings within Llangrove settlement boundary, Llangarron parish with consideration to a series of criteria.	Due to the position within the identified settlement boundary and scale of development is unlikely to impact on the River Wye SAC or the Wye Valley Woodlands.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	Measures included within policy SD2 of the Core Strategy should help to mitigate potential impacts relating to nonphysical disturbances	No: this policy will allow for the small scale sustainable growth of Llangarron village in line with Core Strategy policy RA1/RA2.
Policy HOU3: Land opposite the Rural Arms Public House	Site allocation for 15 dwellings within Llangrove settlement boundary, Llangarron parish with consideration to a series of criteria.	Due to the position within the identified settlement boundary and scale of development, is unlikely impact on the River Wye SAC or the Wye Valley Woodlands.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	Measures included within policy SD2 of the Core Strategy should help to mitigate potential impacts relating to nonphysical disturbances	No: this policy will allow for the small scale sustainable growth of Llangarron village in line with Core Strategy policy RA1/RA2.
Policy HOU4: Residential Development Criteria	Housing development to adhere to listed criteria. Improvements of housing design and quality.	New developments will be built to a high standard of design sustainability reflecting local features and character, protecting or replacing lost biodiversity, providing parking, broadband connectivity and incorporating sustainable energy solutions and maintenance access to watercourses.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	N/A	No. This policy does not directly lead to development, but sets criteria up for housing development within Llangarron parish. Therefore unlikely to have a detrimental impact on both of the SACs.
Policy HOU5: Dwellings connected with Rural enterprise	Policy to ensure that dwelling proposals outside the main two settlement areas will be	Development beyond the two main settlements will be possible provided it is associated with a rural	River Wye (including the River Lugg) SAC	N/A	No. This policy does not directly lead to development, sets out criteria for dwellings

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	supported If they are associated with an enterprise that requires a rural location, provided they meet the required criteria.	enterprise that has been established for more than three years, is financially viable, is commensurate with the scale of the enterprise and can demonstrate a functional need.			linked with rural enterprise should adhere to. Therefore unlikely to have a detrimental impact on both of the SACs.
Policy HOU6:Live Work units	Policy to support live/work unit proposals where they are located close to existing settlements.	Appropriate development of live/work units will be encouraged but any that do not conform to or attempt to exploit agreed criteria will be prohibited or limited.	Wye Valley Woodlands SAC River Wye (including the River Lugg) SAC	N/A	No. This policy does not directly lead to development, sets out criteria for live work units close to the existing settlement. Therefore unlikely to have a detrimental impact on both of the SACs.
Policy HOU7:Affordable housing	Policy to determine the types and numbers of affordable housing for sites 10 or more according to evidenced need.	A mix of different affordable local housing and tenures will be provided and located amongst market homes wherever they are provided on the same site.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	N/A	No. This policy does not directly lead to development, sets out criteria for affordable housing within the parish, Therefore unlikely to have a detrimental impact on both of the SACs.
Policy HOU8: Local Needs Housing	Policy to allow for further dwellings within the plan period provided they meet a proven local need.	The % increase in housing required for the parish can be exceeded providing proposals have: access arrangements, they complement the	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	N/A	No. This policy does not directly lead to development, sets out criteria for local needs housing within the parish, Therefore

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		character of the village and its buildings, they are of an appropriate size and conform to other policies within this plan.			unlikely to have a detrimental impact on both of the SACs.
Policy HOU9:Replacement Dwellings	Policy to ensure that dwellings outside the development boundary can be replaced if necessary and provided they conform to criteria.	Dwellings that are substantially intact and have not been abandoned can be replaced provided their scale and design meets criteria in HOU2.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	N/A	No. This policy does not directly lead to development, sets out criteria for replacement dwellings within the parish, Therefore unlikely to have a detrimental impact on both of the SACs.
Policy HOU10: Change of use of agricultural buildings to dwelling and holiday use	Policy ensures minimal impact on surrounding when change of use is proposed. Encourages applications to be supported by appropriate surveys to ensure impact on local biodiversity and character is minimal.	Ensures future development is fitting for existing building and helping to have a minimal impact on the surrounding environment.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	N/A	No. Scale and type of this holiday conversion is unlikely to have a detrimental impact on the SAC, however this can be determined further at planning application stage when more details are known.
Policy TRA1: Transport Requirements related to Development	Policy to ensure that new developments comply with parking standards and design guidance for new residential or commercial roads, they do not increase risk to users or pedestrians,	Any new roads or alterations to existing ones will be safe, adequate and useable for all road users and will contribute to local flood reduction.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	N/A	No. This policy does not directly lead to development, sets out criteria for transport requirements within the parish, Therefore unlikely to have a detrimental impact on

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	and surface run off is limited.				both of the SACs
Policy TRA2: Promotion of Sustainable Transport	Policy to ensure that, where appropriate, sustainable transport measures are provided or improved.	New developments may contribute towards new or existing infrastructure, eg bus stops, pedestrian and cycle routes and linking networks.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	N/A	No. This policy does not directly lead to development, sets out criteria for sustainable transport measures within the parish, Therefore unlikely to have a detrimental impact on both of the SACs
Policy CSU1: New or Additional Services and Facilities	Policy in support of proposals that improve the range of facilities and services providing they meet certain criteria.	New or existing facilities and services in the parish will be supported providing there is no adverse impact to residential amenity, traffic generation, parking, highway safety, noise and light pollution.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	N/A	No. This policy will not directly lead to development but encourages additional services to have a minimal effect for traffic generation and nonphysical disturbances. Therefore unlikely to have a detrimental impact on both of the SACs
Policy CSU2: Developer Contributions to New Facilities	Policy that requires developers to contribute towards provision of appropriate new facilities or infrastructure.	Section 106 or Community Infrastructure Levy contributions will be utilised wherever appropriate to contribute towards the provision of new, or enhancement to existing facilities and	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	N/A	No: the policy would not itself lead to development; instead it sets out criteria for new development to meet community needs via section106

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		services in the parish.			agreements and CIL. Therefore unlikely to have a detrimental impact on both of the SACs
Policy CSU3: Loss of Community Facilities	Policy to strongly resist proposals that involve the loss of a facility or service. However change of use proposals will be considered providing certain criteria are met.	Existing facilities and services will be protected from proposals that would threaten their viability.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	N/A	No. This policy will not directly lead to development instead it promotes retaining existing community facilities. Therefore unlikely to have a detrimental impact on both of the SACs
Policy COM1: Communication	Policy to ensure new developments include high speed broadband, and proposals that provide high quality communication throughout the parish will be supported providing they meet certain criteria.	New developments will enable residents to access high speed broadband for both domestic and work use, and the parish as a whole could benefit from a similar service providing it is provided in a way that does not adversely impact upon the character of the area, or the setting of the village and its assets.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	N/A	No. This policy will not directly lead to development instead it promotes improving existing communication infrastructure. Therefore unlikely to have a detrimental impact on both of the SACs
Policy ENG1: Renewable Technology and the Character and Setting of the Area	Policy to support suitably scaled renewable energy technology and associated infrastructure. Increase in nonphysical	Providing there is no detrimental impact on the character of the area, the setting of settlements and heritage assets, residential amenity and	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	Measures included within policy SD2 of the Core Strategy should help to mitigate potential impacts relating to nonphysical	No; this objective would not lead to development itself but seeks to ensure that any renewable technology

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	disturbances	highway safety, proposals for renewable energy technology will be supported.		disturbances.	development would be in keeping with the parish setting.
Policy ENG2: Fitting of Renewable Energy Technologies into New Development	Policy to ensure that new developments include renewable energy technologies within their development. Increase in nonphysical disturbances	New properties in the parish will include such technologies as solar or PV panels, ground or air source heat pumps and biomass boilers, hence carbon footprint will be reduced.	River Wye (including the River Lugg) SAC Wye Valley Woodlands SAC	Measures included within policy SD2 of the Core Strategy should help to mitigate potential impacts relating to nonphysical disturbances.	No; this objective would not lead to development itself but seeks to ensure that any development would contribute to transition to low carbon.

Appendix 4

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)

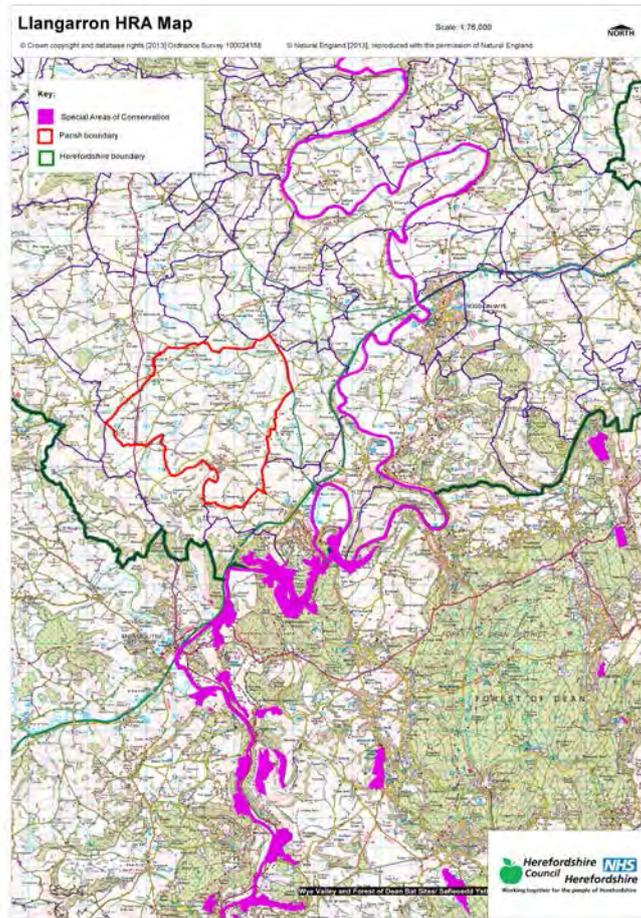
Neighbourhood Area:	Llangarron Neighbourhood Area
Parish Council:	Llangarron Parish Council
Neighbourhood Area Designation Date:	06/12/2012

Introduction

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

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

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



Initial HRA Screening

River Wye (including the River Lugg) SAC:

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

Downton Gorge SAC:

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

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

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

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

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

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

European Site

(List only those which are relevant from above)

River Wye (including the River Lugg) SAC

Wye Valley Woodlands SAC

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

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

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

Decision Notification:

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

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

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

Assessed by: James Latham

Appendix 1: European Sites

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

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

Usk Bat Site

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

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

Wye Valley and Forest of Dean Bat Sites

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

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

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

NDPs closest to the European Site will need to consider:

Woodland habitat buffer.

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

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

Wye Valley Woodlands

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

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

Appendix 2: Wye Catchment Map

