

Habitats Regulations Assessment

Report for:

Bredenbury & District Group Neighbourhood Area

May 2019



Bredenbury Wacton and Grendon Bishop Neighbourhood Plan HRA

HRA Screening Assessment

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Appendix 1 – Initial Screening Report (October 2013)

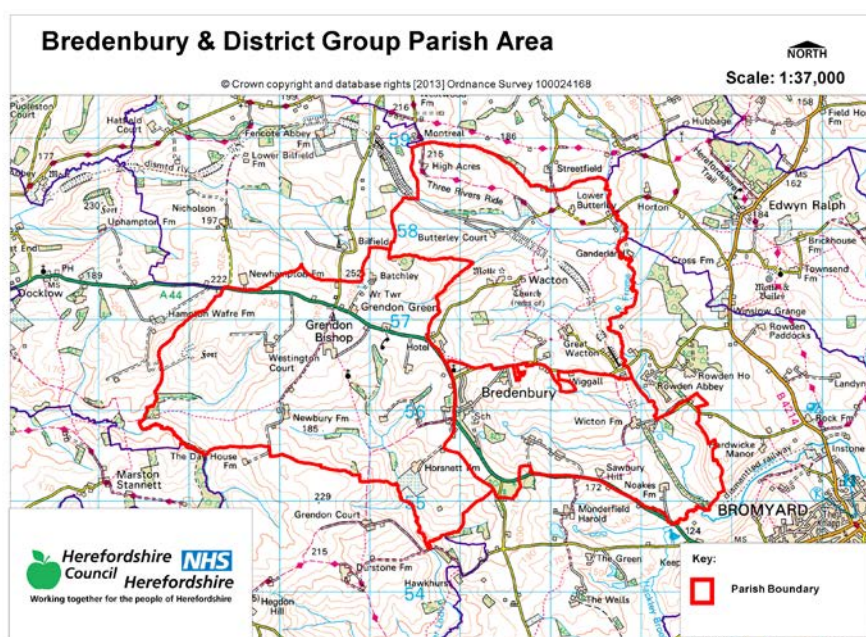
Appendix 2 – List of options assessed

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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 Bredenbury and District Group Parish Council have produced a Neighbourhood Development Plan for the parishes of Bredenbury Wacton and Grendon Bishop, in order to set out the vision, objectives and policies for the development of the Parish up to 2031. This HRA reviews the submission Bredenbury and district Plan (May 2019).
- 1.3 The NDP allocates sites, contains criteria based policies and designates a settlement boundary within the settlement of Bredenbury. It provides general criteria policies that clarify and given more detail to those within the Herefordshire Core Strategy.
- 1.4 This requires a high level screening assessment to build upon the HRA Screening Assessment Report for the Core Strategy. It should be read in combination with the Core Strategy Habitat Regulations Assessment Report and ensures that there will not be any significant impacts upon Natura 2000 sites.
- 1.5 The map below shows Bredenbury and district Neighbourhood Area to which this assessment related.



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, Bredenbury and district Parish Council is required by law to carry out an assessment known as "Habitats Regulations Assessment". It is also a requirement in Regulation 32 schedule 2 of the Neighbourhood Planning Regulations 2012.

- 2.2 Article 6(3) of the EU Habitats Directive provides that:
Any plan or project not directly connected with or necessary to the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.
- 2.3 HRA is an impact-led assessment and refers to the assessment of the potential effects of a neighbourhood plan on one or more European sites, including Special Protection Areas (SPAs) and Special Areas of Conservation (SACs):
- **SPAs** are classified under the European Council Directive 'on the conservation of wild birds' (79/409/EEC; 'Birds Directive') for the protection of **wild birds and their habitats** (including particularly rare and vulnerable species listed in Annex 1 of the Birds Directive, and migratory species).
 - **SACs** are designated under the Habitats Directive and target **particular habitats** (Annex 1) and/or species (Annex II) identified as being of European importance.
- 2.4 For ease of reference during HRA, general practice has been that these three designations are collectively referred to as either **Natura 2000** or **European sites**. This means that a Screening Assessment is carried out with regard to the Conservation Objectives of the European Sites and with reference to other plans or projects to identify if any significant effect is likely for any European Site.
- 2.5 Herefordshire Council is aware of the recent judgement (People over Wind, Peter Sweetman vs Coillte). The Court of Justice of the European Union (CJEU) ruled that Article 6(3) of the Habitats Directive must be interpreted as meaning that mitigation measures should be assessed within the framework of an appropriate assessment and that it is not permissible to take account of measures intended to avoid or reduce the harmful effects of the plan on a European site at the screening stage. The initial screening undertaken in October 2013 concluded that a full HRA would be required. Mitigation was not taken into account at this stage.
- 2.6 The purpose of this final HRA Report is to detail the findings of the screening of proposed changes to policies and consider if they significantly affect the conclusions of the earlier HRA Report (February 2018) and reviewed in terms of the implications of *Sweetman*.

3 Methodology

- 3.1 Although the Bredenbury Wacton and Grendon Bishop NDP is not in direct management of any European sites, it does include proposals for development which may affect European sites. Therefore, it is necessary under Regulation 102(1)(a) of the Habitats Regulations 2010 to undertake screening for likely significant effects on European sites.
- 3.2 The HRA of neighbourhood plans is undertaken in stages and should conclude whether or not a proposal or policy in a neighbourhood plan would adversely affect the integrity of the site in question. This is judged in terms of the implications of the plan for a site's 'qualifying features' (i.e. those Annex I habitats, Annex II species, and Annex I bird populations for which it has been designated) and are measured with reference to the conservation objectives for those qualifying features as defined by Natural England.
- 3.3 The first process is to undertake an initial screening report to determine the need to undertake the requirement for a HRA, this initial screening identifies whether the Plan

could impact upon any European site that could be within the Neighbourhood Area or nearby.

- 3.4 If a European Site is within the Neighbourhood Area or the Neighbourhood Area could impact upon a European site then this will need to be taken into account and a full screening assessment will need to be undertaken.
- 3.5 The full screening stage consists of a description of the plan, identification of potential effects on European Sites, assessing the effects on European Sites. For Neighbourhood Plans the outcome should demonstrate there are no likely effects upon the European sites. If any likely effects occur then there will need to be amendments to the NDP made and be re-screened until all likely effects have been addressed.

4 Results of the Initial Screening Report and qualifying features of the European Sites

- 4.1 The initial Screening report (October 2013) found that the River Wye (including the River Lugg) SAC is located outside the group parish, but falls within the hydrological catchment of the River Frome and therefore the River Wye SAC. Figure 2 below highlights the location of River Wye SAC, SAC are 5.5km away from the parish in relation to the neighbourhood area.
- 4.2 There is also a duty under the Water Framework Directive to ensure that proposals for growth do not adversely affect the river water quality and this included the associated watercourses flowing into the rivers.

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

- 4.3 The issues associated with maintaining the sites integrity include water levels and flow, water quality, eutrophication (nitrogen enrichment), sedimentation, disturbance and species maintenance.
- 4.4 The River Wye SAC can be sensitive to changes in water quantity and quality. As outlined within the Habitat Regulation Assessment to the Herefordshire Core Strategy, the water supply in this area comes from Dwr Cymru Welsh Water (DCWW) and no likely significant effects on European sites as a result of changes in water quality are expected in relation to the proportional growth outlined with the Herefordshire Core Strategy.
- 4.5 In relation to water quality, Policy SD4 of the Herefordshire Core Strategy indicates that any development should not undermine the achievement of water quality targets within the county's rivers. This should ensure that developments within the area can be accommodated within existing water discharge permits would not be likely to have a significant effect upon the River Wye SAC.
- 4.6 The addition of the Nutrient Management Plan for the River Wye SAC will support this policy. The majority of the group parish is off of mains drainage, there is mains drainage available at Grendon Firs. Welsh Water can update the capacity status for this WwTw at regulation 14 consultation. New development will need to adhere to the provisions of Policy SD4 of the Core Strategy. Future flow should be assessed to confirm if headroom available. It is recommended that liaison with the Water Company is needed before significant growth.
- 4.7 For full details of the River Wye's attributes which contribute to and define their integrity and vulnerable data see Appendix 1 of the Bredenbury and District Initial Screening Report. The Initial Screening Report, October 2013, can be found in Appendix 1 of this HRA report.

- 4.8 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 Bredenbury Wacton and Grendon Bishop Neighbourhood Plan may affect site integrity.
- 4.9 The initial screening assessment indicated that a full screening assessment is required to assess the likelihood of significant effects on the River Wye (including the River Frome SAC) of the policies within the Bredenbury Wacton and Grendon Bishop NDP.

5 Description of the Bredenbury Wacton and Grendon Bishop Neighbourhood Development Plan

- 5.1 The submission Bredenbury Wacton and Grendon Bishop NDP presents detailed policies for development in the Neighbourhood Area, which is equivalent to the group parish boundary, up to 2031. The Plan begins by introducing its preparation and highlighting its issues.
- 5.2 The NDP then details the vision for the Group Parish over the Plan period; *"By 2031, the parishes of Bredenbury, Wacton & Grendon Bishop will have retained their tranquil rural character and be a great place to live, work and prosper. Our community will be thriving and have a shared sense of pride and belonging, benefitting from well-designed development which gives a stronger heart to the settlement of Bredenbury and respects and enhances the environment, heritage and natural habitats of the whole area. Key assets will have been protected and enhanced and road safety improved through the delivery of a comprehensive package of measures."*

There are seven objectives of how this will be achieved. The objectives cover the following topics:

- New housing.
 - Natural and built environment
 - Infrastructure
 - Highways car parking and pavements
 - Agriculture and local business
 - Provide needs of local community
- 5.3 The initial options for the NDP (refer to appendix 4) were assessed to determine their environmental impact that could affect the River Wye SAC. Of the 27 general options put forward the 'no NDP / do nothing' option was not considered viable for the Parish. All of which indicated towards growth however all the options would be seeking to provide proportional growth in line with the Core strategy and are therefore unlikely to have a significant impact on the SAC. The general options considered are listed below.

<i>Do nothing</i>
<i>Include starter homes for local people</i>
<i>Include owner occupied</i>
<i>Social rented for local people</i>
<i>Include shared ownership for local people</i>
<i>Include discount market housing for local people</i>
<i>Include self build</i>
<i>Include private rented</i>
<i>Include shared ownership for everyone</i>
<i>Include social rented for anyone</i>
<i>Develop smaller detached/ semi-detached homes</i>
<i>Develop medium sized family homes</i>
<i>Develop sheltered accommodation for the elderly</i>
<i>Develop houses with workshops attached</i>
<i>Develop bungalows</i>

<i>Develop large detached family homes</i>
<i>Develop contemporary styles and modern materials</i>
<i>High quality design in sensitive locations but not the whole area</i>
<i>Ensure a wide variety of styles and materials across the area</i>
The village school
Dedicated parking for the church and village hall
Modernisation of the village hall
Improved school drop off facilities
Improve the village pub
Improve the village shop
Improve the village green/ amenity area
Improve the village play area

- 5.4 As Bredenbury, Wacton & Grendon Bishop Neighbourhood Plan progressed from options to draft NDP policies, the Plan needed to identify ways in which the Bredenbury and district effect on the River Wye SAC, could be achieved, alongside taking forward the preferred option from the consultation from the community. A list of the options assessed can be found in previous HRA assessments, and the Assessment matrix for the options can be found in appendix 2.

Site Options

- 5.5 Bredenbury and district considered 8 site options in order to demonstrate potential to deliver proportionate growth within Bredenbury and district. The options are listed below. Option 1, 2, 5 and 7 is the preferred option as it provides the most suitable sites for development to provide up to 23 dwellings. This option has an overall positive/ neutral impact on the baseline objectives and are the least likely to have a significant impact on the surrounding townscape and landscape.

Site 1: North of Brockington House (site A) <i>Selected</i>
Site 2: South of Brockington House (site B1) <i>Selected</i>
Site 3: West of Harp Cottage
Site 4: Clay Pigeon Field
Site 5: Garage Field <i>Selected</i>
Site 6: Grendon Firs
Site 7: Horsnett Farm <i>Selected</i>
Site 8: Brockington Grange

- 5.6 The 8 site options above, most had no significant effect on the SACs, this is mostly down to the small nature of the sites proposed as well as the majority of the sites were in or around the identified settlement boundary, deeming the locations a place of sustainable growth. Of the 8 sites no sites were deemed of having a potential significant impact on the SAC, due to scale, size and location of the proposed scheme.
- 5.7 Majority of the site options were screened and were considered unlikely to have a significant effect on the SACs. This is due to suitable locations and size of the potential development that is close to the defined settlement of Bredenbury and district. The four sites that have finally been selected 1,2,5 & 7. The selected sites have been screened in appendix 4. None have been found to have a significant effect on the SACs.

Settlement Boundary Options

- No settlement boundary rely on a criteria based objective to define the settlement
- Three areas included within settlement boundaries – one around Grendon Firs and the second around the main linear part of the settlement south and the third in the Threegates area.
- Three areas included within settlement boundaries – one around Grendon Firs and the second around the main linear part of the settlement south and the third in the Threegates area including small area of wood land on Harp Lane.
- Include Bredenbury Court within the main settlement boundary.
- Include Brockington Grange within the main settlement area.

- 5.8 The 5 settlement boundary options above, most had no significant effect on the SACs, this is mostly down to the scale of boundaries proposed as well as the majority of the sites were in or around the identified settlement boundary, deeming the locations a place of sustainable growth. None of the proposed settlement boundaries were likely to have a potential significant impact, due to scale, size and location of the proposed scheme.

6.0 Assessments undertaken to date of the emerging Bredenbury and district NDP policies

- 6.1 Regulation 102 of the Habitats Regulations 2010 requires that a Screening Assessment be undertaken, in order to identify the 'likely significant effects' of an NDP. Accordingly, a screening matrix was prepared and this determined the extent to which any of the policies within the Bredenbury and district NDP would be likely to have a significant effect on the River Wye SAC.
- 6.2 The NDP also sets out 20 policies on various topics based on the objective headings above and also for group parish, these include:

Policy BW&GB 1 - Promoting a Sustainable Community
Policy BW&GB 2 - Development Strategy
Policy BW&GB 3 – The scale of new housing
Policy BW&GB 4 – Housing allocations
Policy BW&GB 5 – Housing in the countryside
Policy BW&GB 6 – Extensions to dwellings
Policy BW&GB 7 – Design of new housing
Policy BW&GB 8 – Ensuring an appropriate range of tenures, types and sizes of houses
Policy BW&GB 9 – Affordable Housing
Policy BW&GB 10 – Protecting and Enhancing Local Character
Policy BW&GB 11 – Heritage Assets
Policy BW&GB 12 – Broadband and mobile telephone infrastructure
Policy BW&GB 13 – Renewable Energy
Policy BW&GB 14 – Transport and Connectivity
Policy BW&GB 15 – Business development
Policy BW&GB 16 – Protection of existing commercial business premises
Policy BW&GB 17 – Agriculture and forestry enterprises
Policy BW&GB 18 - Enhanced Services and Facilities for the Community
Policy BW&GB 19 - Protection and enhancement of community facilities
Policy BW&GB 20: Open Spaces

Screening of the draft plan (Reg14)

- 6.3 The screening matrix took the approach of screening each policy and objective individually, which is consistent with current guidance. The results from the HRA reports for the Herefordshire Local Plan (Core Strategy) were also taken into consideration.
- 6.4 None of the Bredenbury and district NDP objectives and policies (May 2019) were concluded to be likely to have a significant effect on the European sites. The settlement itself does not have the River Wye SAC within it, but is within the group parish. The settlement of Bredenbury and district and site allocations are not in close proximity to the river and unlikely to have a direct significant impact on the SAC. Core Strategy policy SD3 and SD4 together with the Nutrient Management Plan will ensure that development can only occur if these policy requirements are met.
- 6.5 In many cases this is because the policies themselves would not result in development, i.e. they related instead to criteria for development and the SAC itself is not within the parish. In several cases the policies also included measures to help support the natural environment including biodiversity.
- 6.6 It is unlikely that the Bredenbury Wacton and Grendon Bishop Neighbourhood Plan will have any in-combination effects with any Plans from neighbouring parish council due to the level of growth proposed is of the same that is proposed for the Bromyard Market Area in the Herefordshire Core Strategy.
- 6.7 Therefore it is concluded that the **Reg14 Bredenbury and district NDP would not have a likely significant effect on the River Wye (including the River Lugg) SAC.**

7 Assessment of the 'likely significant effects' of the submission Bredenbury and district NDP and implications of *Sweetman* case

- 7.1 In light of the *Sweetman* case all policies have been reviewed to ensure compliance with the ruling. The finding can be found in appendix 3.
- 7.2 The findings of the screening matrix can be found in the Screening Matrix in the appendix. 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 Following the recent *Sweetman* judgement, it is not permissible to take account of measure intended to avoid or reduce the harmful effects of the plan on the River Wye SAC, Wye Valley Woodlands SAC at this draft screening stage. Any likely significant effects would require an Appropriate Assessment to be required.

8 Conclusions from the Screening Matrix

- 8.1 None of the final Bredenbury and district Neighbourhood Plan (May 2019) policies were concluded to be likely to have a significant effect on the River Wye SAC.
- 8.2 This is partly down to scale and extent of plan also the Bredenbury Wacton and Grendon Bishop Plan small scale site allocations and proximity to the River Wye SAC. For the policies contained in the plan there is sufficient policy criteria in Core Strategy policies LD2, SD3 and SD4 to ensure that development can only occur if these criteria are met.

- 8.3 Commitments and completions from April 2011-April 2018 are currently 24 dwellings, leaving a residual figure of 20 to find within the parish of Bredenbury and district. The plan allocates settlement boundaries for development within Bredenbury and district. The three allocated sites for development to support up to 23 dwellings, along with the development and windfall to exceed the housing target of 23 from 2011 to 2031.
- 8.4 There are four allocated sites for development in Bredenbury. Due to the location of these areas, 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 of a small scale and is at the scale of growth that is required by the Herefordshire Core Strategy, these would not have an appreciable effect on the River Wye SAC, i.e. that they were not likely to be significant.
- 8.5 New development will need to adhere to the provisions of Policy SD4 of the Core Strategy. In Water Cycle Study addendum it states that the Growth can potentially be accepted within permit flow limit. It is recommended that liaison with the Water Company is needed before significant growth takes place.
- 8.6 In addition, 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.
- 8.7 No mitigation measures have been included within the screening of the policies of the NDP. Policies of the Core Strategy and the NDP will form part of the development plans. A key requirement of the Core Strategy is to meet the Water Framework Directive.
- 8.8 Policy SD4 of the Core Strategy of the NDP indicate that development would not be permitted if wastewater treatment and water quality cannot be assured.
- 8.9 Policy LD2 of the Core Strategy indicates that any development should conserve, restore and enhance biodiversity and geodiversity assets of Herefordshire. Development within close proximity to internationally and local designated sites will need to incorporate sympathetic design components to enhance their nature conservation interests. Bredenbury and district NDP allocates sites, however the location and scale of the sites have been screened and seen to have an unlikely significant effect on the River Wye SAC. Therefore an AA is not required as the plan is criteria based consisting of mostly protective policies it is determined unlikely to have a significant impact on the SACs. The sites likely impact on the SACs can be determined further at planning application stage when further details of the proposed housing schemes are known.
- 8.10 In this review it has been found to be unlikely to result in significant effects on the River Wye SAC. **It is therefore concluded that the Bredenbury Wacton and Grendon Bishop Neighbourhood Plan will not have a likely significant effect on the River Wye SAC.**

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

- 9.1 There are a number of potentially relevant plans and projects which may result in in-combination effects with the Core Strategy across Herefordshire, these plans have been reviewed and can be found in Appendix 2 of the publication of the Herefordshire Local Plan Core Strategy Habitats Regulations Assessment (Oct 2015).
- 9.2 It is seen that this NDP does not go over and beyond the requirements set out in the Core Strategy.
- 9.3 Adjacent neighbourhood plans include Humber, Ford & Stoke Prior which has been adopted, Pencombe are in the process of producing a neighbourhood plan. These plans have not gone over and beyond the requirements set out within the Core Strategy for their area. Bromyard and Hatfield and District PC are not doing a NDP.

- 9.4 The HRA for the Core Strategy also identifies that both the Water Cycle Study for Herefordshire, which indicates the potential for planned water abstraction requirements combined with pressures on European Sites from the Core Strategy policies, and the 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.
- 9.5 It is unlikely that the Bredenbury Wacton and Grendon Bishop Neighbourhood 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 Bromyard Housing Market Area in the Herefordshire Core Strategy.

10.0 Conclusion

- 10.1 Following the screening of the NDP's Objectives and Policies it is concluded that the **Bredenbury Wacton and Grendon Bishop NDP will not have a likely significant effect on the River Wye SAC**.

11.0 Next steps

- 11.1 This submission Report will be published alongside the final Bredenbury and district NDP and the earlier HRA Report and its addendum. This will be subject to a undergo a six week consultation with the statutory bodies prior to being sent to examination.

Appendix 1

**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:	Bredenbury & District Group Neighbourhood Area
Parish Council:	Bredenbury & District Group Parish Council
Neighbourhood Area Designation Date:	05/11/2013

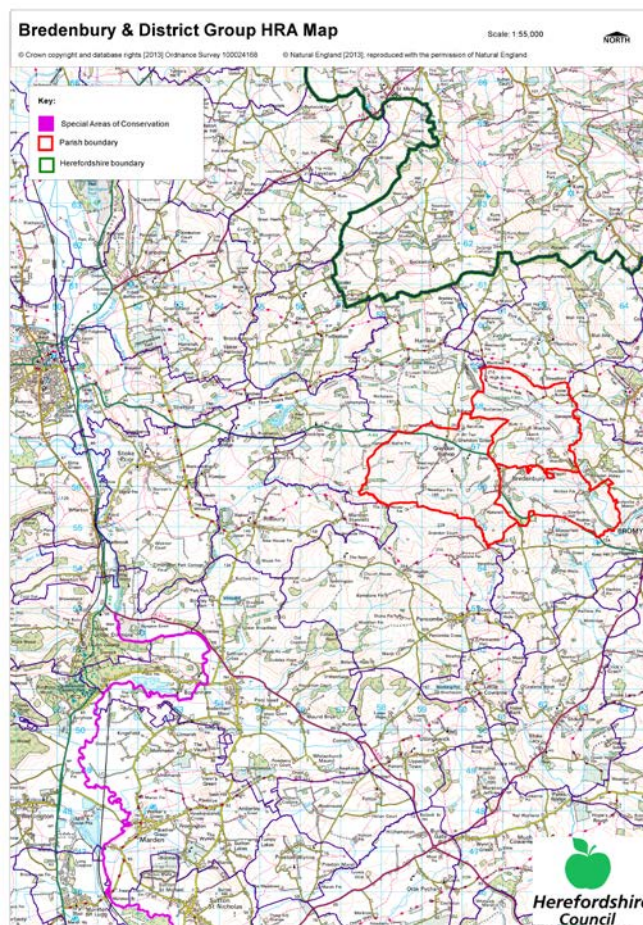
Introduction

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

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

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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?	N	The River Lugg SAC is 5.6km away from the Group Parish
Is the Neighbourhood Area in the hydrological catchment of the River Wye (including the River Lugg) SAC?	Y	The Parish is within the hydrological catchment of the River Frome
If yes above, does the Neighbourhood Area have mains drainage to deal with foul sewage?	Y	There is mains drainage at Bredenbury (Grendon Firs)

Downton Gorge SAC:

Is the Neighbourhood Area within 10km of Downton Gorge SAC?	N	Downton Gorge is 22.4km 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 54.7km 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 35.2km 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 Parish is 40.7km 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 Bredenbury & 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 Bredenbury & 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.

SEA features	Total	Explanation	SEA required
Air Quality Management Areas	0	There are no AQMAs within the Group Parish	N
Ancient Woodland	5	Bredenbury Wood; Hatfield Wood (border); Rowden Coppice (border); Munderfield Wood (border); Foxhall Wood (border)	Y
Areas of Archaeological Interest	0	There are no AAls within the Group Parish	N
Areas of Outstanding Natural Beauty	0	There are no AONBs within the Group Parish	N
Conservation Areas	0	There are no Conservation Areas within the Group Parish	N
European Sites	0	There are no SACs within the Group Parish	N
Flood Areas		Flood Zones 2 and 3 follow the River Frome along the eastern borders of the Group Parish	Y
Geoparks	1	Malvern Hills Geopark (border)	Y
Listed Buildings	Numerous	There are numerous Listed Buildings throughout the Group Parish	Y
Local Sites (SWS/SINCs/RIGS)	6 (SWS)	Woodland near Grendon Bishop; Woodland near Batchley; Rowden Coppice (border); Edwyn Wood (border); The Stocking Meadow and Hardwick Bank (border); River Frome	Y
Long distance footpaths/trails	2	Three Rivers Ride; Bromyard Walks	Y
Mineral Reserves	1	South east of Hampton Wafre Farm, west of Westington Court	Y
National Nature Reserve	0	There are no NNRs within the Group Parish	N
Registered & Unregistered parks and gardens	2 Unregistered	Bredenbury Court; Rowden Abbey	Y
Scheduled Ancient Monuments	2	Westington Camp; Castle Mound	Y
Sites of Special Scientific Interest	0	There are no SSSIs within the Group Parish	N

Decision Notification:

The initial screening highlights that the Neighbourhood Development Plan for the Bredenbury & District Group Neighbourhood Area:

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

Assessment date: 11/10/2013

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.

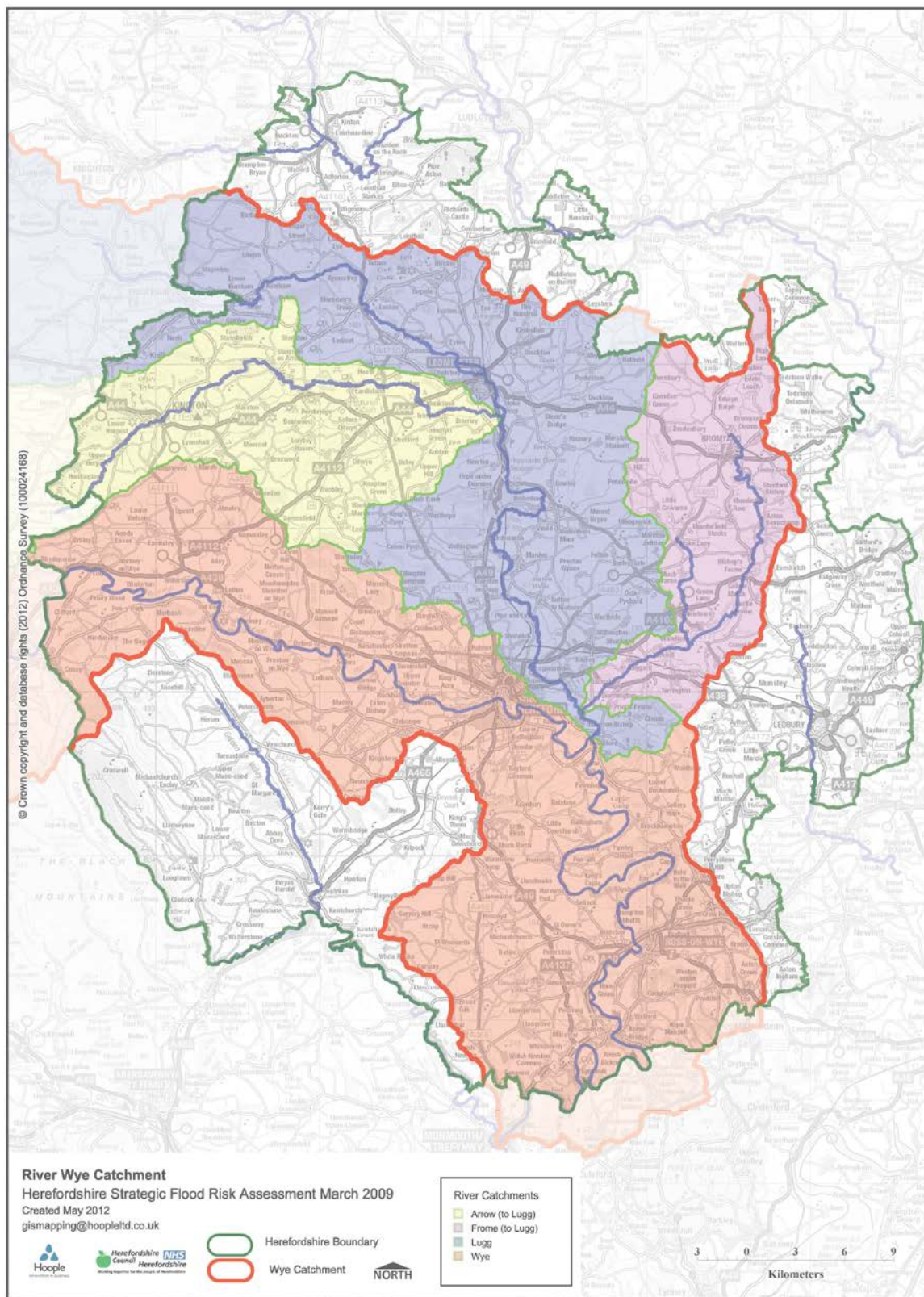
River Wye
Site Features: Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation. Transition mires and quaking bogs. White-clawed (or Atlantic Stream) crayfish <i>Austropotamobius pallipes</i> . Sea lamprey <i>Petromyzon marinus</i> . 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, <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.
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 <i>Rhinolophus hipposideros</i> . Greater horseshoe bat <i>Rhinolophus ferrumequinum</i>
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 <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
Vulnerability data: Lesser Horseshoe bats are known to migrate between 5km and 10km between their summer and winter roosts. The Lesser Horseshoe Bat is vulnerable to disturbance; light pollution; and habitat loss. Check with the planning ecologist for other issues. NDPs closest to the European Site will need to consider: Woodland habitat buffer. Lesser Horseshoe Bat: Old buildings; woodland locations; sheltered valleys, extensive deciduous woods or dense scrub, close to roost sites. In areas of fragmented habitats, linear habitats such as hedgerows are important corridors. Vulnerable to loss or disturbance of both summer and winter roosts and removal of linear habitat.

Appendix 2: Wye Catchment Map



Appendix 2

Bredenbury Wacton and Grendon Bishop NDP Options

Do nothing

Housing tenure for new homes

Include starter homes for local people

Include owner occupied

Social rented for local people

Include shared ownership for local people

Include discount market housing for local people

Include self build

Include private rented

Include shared ownership for everyone

Include social rented for anyone

Types of housing options

Develop smaller detached/ semi-detached homes

Develop medium sized family homes

Develop sheltered accommodation for the elderly

Develop houses with workshops attached

Develop bungalows

Develop large detached family homes

Building Design feature options

Develop contemporary styles and modern materials

Develop contemporary styles and modern materials

High quality design in sensitive locations but not the whole area

Ensure a wide variety of styles and materials across the area

Community facilities to protect

The village school

Dedicated parking for the church and village hall

Modernisation of the village hall

Improved school drop off facilities

The village pub

A village shop

A village green/ amenity area

A village play area

Site Options

Site 1: North of Brockington House (site A)

Site 2: South of Brockington House (site B1)

Site 3: West of Harp Cottage

Site 4: Clay Pigeon Field

Site 5: Garage Field

Site 6: Grendon Firs

Site 7: Horsnett Farm

Site 8: Brockington Grange

Settlement boundary options

- No settlement boundary rely on a criteria based objective to define the settlement
- Three areas included within settlement boundaries – one around Grendon Firs and the second around the main linear part of the settlement south and the third in the Threegates area.
- Three areas included within settlement boundaries – one around Grendon Firs and the second around the main linear part of the settlement south and the third in the Threegates area including small area of wood land on Harp Lane.
- Include Bredenbury Court within the main settlement boundary.
- Include Brockington Grange within the main settlement area.

Appendix 3

HRA Screening of Significant Changes (Objectives, Options and Policies) following Draft Plan (reg 14) Consultation

Parish Council Name: Bredenbury Wacton and Grendon Bishop

NDP Title: Bredenbury Wacton and Grendon Bishop Neighbourhood Plan

Date undertaken: May 2019

NDP objectives, options and policies significantly changed following Draft Plan Consultation	HRA Screening of significant changes (objectives, options and policies) following Draft Plan Consultation				
	Likely activities (operations) to result as a consequence of the objective/option/policy	Likely effect if option implemented. Could they have Likely Significant Effects (LSE) on European Sites?	European Sites potentially affected	Would it be possible that it would result in any LSE?	Requirement for an Appropriate Assessment
Policy BW&GB 1 - Promoting a Sustainable Community	Increase in water consumption. Non-physical disturbance during construction phase. Physical damage of disturbance on a localised scale. Further protection of AONB	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome.	No	Not required. The scale and extent of potential housing development is unlikely to have a significant impact on the SAC. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.
Policy BW&GB 2 - Development Strategy	Increase in water abstraction and usage Traffic increase	Unlikely that there will be any significant effects on the European Site. All	River Wye (including the Lugg SAC) The river falls in the hydrological	No	Not required. The scale and extent of potential housing development is unlikely to have a significant impact on the SAC. Implementation of Core Strategy policy SD4, LD2, SD1 to grant

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	Increase parking space demand	developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected	catchment of the River Frome.		planning permission will ensure water quality issues are addressed.
Policy BW&GB 3 – The scale of new housing	New housing will be developed in settlement boundary. Increase demand in transportation. Increase demand in water abstraction and waste production. New houses developed	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome..	No	Not required. The scale and extent of potential housing development is unlikely to have a significant impact on the SAC. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.
Policy BW&GB 4 – Housing allocations	Housing sites identified within Bredenbury. Promotion of achieving housing target. Increased vehicle traffic Increased demand for water abstraction and sewage treatment Sustainable housing	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome.	No	Not required. The scale and extent of potential housing development is unlikely to have a significant impact on the SAC. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed. Impact on the SAC can be further assessed, when further details are known regarding new housing development. This will be assessed on a case by case basis.

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	growth	of the SAC is not detrimentally effected			
Policy BW&GB 5 – Housing in the countryside	Limited housing development outside the settlement Promotion of achieving housing target. Increased vehicle traffic Increased demand for water abstraction and sewage treatment Sustainable housing growth	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome.	No	Not required. The scale and extent of potential housing development is unlikely to have a significant impact on the SAC. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.
Policy BW&GB 6 – Extensions to dwellings	Promotion of appropriate development of appropriate scale, mass and within its immediate context. Framework for extensions to adhere to Increase of material use Short term no physical disruption	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome.	No	Not required. The scale and extent of potential housing development is unlikely to have a significant impact on the SAC. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.

Policy BW&GB 7 – Design of new housing	Promotion of sustainable design. Sustainable development encouraged. The built character is protected along with landscape character. Utilisation and development of sustainable building design Promotion of sustainable transport measures Minimise waste production	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome. The River Lugg is 5.6km from the parish.	No	Not required. The scale and extent of potential housing development is unlikely to have a significant impact on the SAC. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.
Policy BW&GB 8 – Ensuring an appropriate range of tenures, types and sizes of houses		Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome..	No	Not required. This policy will not lead to development instead it provides criteria to ensure a range of tenues, types and sizes of houses are achieved in the group parish.
Policy BW&GB 9 – Affordable Housing	Affordable and intermediate housing promoted and identified within Bredenbury and	Unlikely that there will be any significant effects on the European Site. All developments are	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the	No	Not required. This policy will not lead to development instead it provides criteria framework for affordable and intermediate homes within the parish.

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	district. Increased vehicle traffic Increased demand for water abstraction and sewage treatment Sustainable housing growth Mixture of people living within the group parish	required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected	River Frome.		
Policy BW&GB 10 – Protecting and Enhancing Local Character	Safeguard existing landscape against inappropriate development. Encouragement of sustainable development which preserves and protects the landscape, environment and habitats.	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome.	No	Not required.
Policy BW&GB 11 – Heritage Assets	Protection and enhancement of heritage assets within Bredenbury and district. Sensitive housing development nearby	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome.	No	Not required. This policy will not lead to development instead it provides criteria to safeguard and enhance heritage assets.

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	heritage assets. Unregistered parks and gardens protected against insensitive development Positively promoting sensitive conversions of historic farmsteads	to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.			
Policy BW&GB 12 – Broadband and mobile telephone infrastructure	Broadband strengthen and improved Increase in local businesses and productivity Increase in working from home Greater connectivity to the county, country and globe. Small decrease in vehicular usage	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome.	No	Not required. The scale and extent of potential housing development is unlikely to have a significant impact on the SAC. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.
Policy BW&GB 13 – Renewable Energy	Sustainable building materials/ techniques used within new house construction. Reduction in CO2 emissions. Potential increase in U	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome.	No	Not required. This policy will not lead to development instead it provides criteria for new renewable energy.

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	values within new housing.	ensure water quality of the SAC is not detrimentally effected			
Policy BW&GB 14 – Transport and Connectivity	Promotion of safer roads. Improved sustainable modes of transport such as cycling, walking, and public transport links. Decrease in nonphysical disturbances- noise Increase in walking and cycling. Decrease in traffic accidents. Development of transport infrastructure Traffic Calming measures Improvement of road safety	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome.	No	Not required. This policy will not lead to development instead it provides criteria for transportation and connectivity for development to adhere to.
Policy BW&GB 15 – Business development	Increase in local businesses and productivity Increase in working from home Job creation	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome.	No	Not required. . The scale and extent of potential business development is unlikely to have a significant impact on the SAC. There are sufficient policy safeguards within the NDP and Core Strategy to help to ensure there are no likely significant effects on the River Wye SAC. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water

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	Small increase in vehicle usage	which seeks to ensure water quality of the SAC is not detrimentally effected			quality issues are addressed.
Policy BW&GB 16 – Protection of existing commercial business premises	Safeguard commercial business Retain business Job retention Continued use of energy and water abstraction	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome..	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome.	Not required. This policy will not lead to development instead it provides criteria to protect existing commercial business premises. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.
Policy BW&GB 17 – Agriculture and forestry enterprises	Increased demand for water abstraction and sewage treatment. Increase in vehicular usage and traffic Increase in nonphysical disturbance.	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome. parish.	Not required. The scale and extent of agriculture and forestry enterprises, farm diversification is unlikely to have a significant impact on the SAC. Implementation of Core Strategy policy SD4, LD2, SD1 to grant planning permission will ensure water quality issues are addressed.

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Policy BW&GB 18 - Enhanced Services and Facilities for the Community	Services retained and enhanced for the community Increase in recreational activities	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome.	Not required. This policy will not lead to development instead it provides criteria to enhance and retain services and facilities for the community.
Policy BW&GB 19 - Protection and enhancement of community facilities	Community facilities and services protected and improved. Increase of visitors using facilities. More activities and events Greater social mobility Continued use of community services.	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome.	Not required. This policy will not lead to development instead it provides criteria to enhance and retain services and facilities for the community.

Policy BW&GB 20: Open Spaces	Retention of open spaces. More recreation and community activities.	Unlikely that there will be any significant effects on the European Site. All developments are required to meet the criteria of Policy LD2 to protect biodiversity and wildlife, and SD4 which seeks to ensure water quality of the SAC is not detrimentally effected	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome.	No	Not required. This policy will not lead to development instead it provides criteria to enhance and retain open space for the community.

Appendix 4

Table 1: HRA Screening of Emerging Neighbourhood Development Plan Options

Parish Council Name: Bredenbury and District Group Parish Council

NDP Title: Bredenbury Wacton and Grendon Bishop Neighbourhood Development Plan

Date undertaken: May 2019

NDP options , objectives, policies	Mitigation measures to be considered, as necessary, through redraft of objective/option/policy and to be considered as part of Appropriate Assessment				
	Likely activities (operations) to result as a consequence of the objective/option/policy	Likely effect if option implemented. Could they have Likely Significant Effects (LSE) on European Sites?	European Sites potentially affected	Would it be possible that it would result in any LSE?	Requirement for an Appropriate Assessment
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 Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Core Strategy will be used to determine planning applications.
<i>Include starter homes for local people</i>	New starter homes developed Potential increase in car use/ parking and congestion. Increased demand in water treatment and abstraction. Increased recreation activities. Small amount of Non-physical disturbance, noise vibration. Small amount of Light and	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Unlikely to have significant environmental impact on the SAC.

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	air pollution.				
<i>Include owner occupied</i>	Potential increase in car use/ parking and congestion. Increased demand in water treatment and abstraction. Increased recreation activities. Small amount of Non-physical disturbance, noise vibration. Small amount of Light and air pollution.	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Unlikely to have significant environmental impact on the SAC.
<i>Social rented for local people</i>	Availability for social rented housing Potential increase in car use/ parking and congestion. Increased demand in water treatment and abstraction. Increased recreation activities. Small amount of Non-physical disturbance, noise vibration. Small amount of Light and air pollution.	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Unlikely to have significant environmental impact on the SAC.
<i>Include shared ownership for local people</i>	Shared ownership included. Potential increase in car use/ parking and congestion. Increased demand in water treatment and abstraction. Increased	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the	No	Not required. Unlikely to have significant environmental impact on the SAC.

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	recreation activities. Small amount of Erosion/ trampling. Small amount of Non-physical disturbance, noise vibration. Small amount of Light and air pollution.		River Lugg is 5.6km from the parish.		
<i>Include discount market housing for local people</i>	Discount market housing developed Potential increase in car use/ parking and congestion. Increased demand in water treatment and abstraction. Increased recreation activities. Small amount of Non-physical disturbance, noise vibration. Small amount of Light and air pollution.	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Unlikely to have significant environmental impact on the SAC.
<i>Include self build</i>	Self build development. Potential increase in car use/ parking and congestion. Increased demand in water treatment and abstraction. Increased recreation activities. Small amount of Non-physical disturbance, noise	This is dependent on where the development is and scale and materials used. Development should adhere to the framework set out in the Core Strategy and NPPF.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Unlikely to have significant environmental impact on the SAC.

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	vibration. Small amount of Light and air pollution.				
<i>Include private rented</i>	More private rented housing established. Potential increase in car use/ parking and congestion. Increased demand in water treatment and abstraction. Increased recreation activities. Small amount of Non-physical disturbance, noise vibration. Small amount of Light and air pollution.	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Unlikely to have significant environmental impact on the SAC.
<i>Include shared ownership for everyone</i>	Greater provision of shared ownership housing. Potential increase in car use/ parking and congestion. Increased demand in water treatment and abstraction. Increased recreation activities. Small amount of Non-physical disturbance, noise vibration. Small amount of Light and air pollution.	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Unlikely to have significant environmental impact on the SAC.

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<i>Include social rented for anyone</i>	Greater provision of social rented housing. Potential increase in car use/ parking and congestion. Increased demand in water treatment and abstraction. Increased recreation activities. Small amount of Non-physical disturbance, noise vibration. Small amount of Light and air pollution.	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Unlikely to have significant environmental impact on the SAC.
<i>Develop smaller detached/ semi-detached homes</i>	Smaller homes developed. Potential increase in car use/ parking and congestion. Increased demand in water treatment and abstraction. Increased recreation activities. Small amount of Non-physical disturbance, noise vibration. Small amount of Light and air pollution.	This is dependent on where the development is and scale and materials used. Development should adhere to the framework set out in the Core Strategy and NPPF.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Unlikely to have significant environmental impact on the SAC.
<i>Develop medium sized family homes</i>	Medium homes developed. Potential increase in car use/ parking and congestion. Increased	This is dependent on where the development is and scale and materials used. Development should adhere to the	River Wye (including the Lugg SAC) The river falls in the hydrological	No	Not required. Unlikely to have significant environmental impact on the SAC.

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	demand in water treatment and abstraction. Increased recreation activities. Small amount of Non-physical disturbance, noise vibration. Small amount of Light and air pollution.	framework set out in the Core Strategy and NPPF.	catchment of the River Frome and the River Lugg is 5.6km from the parish.		
<i>Develop sheltered accommodation for the elderly</i>	Greater provision of sheltered accommodation for the elderly. Potential increase in car use/ parking and congestion. Increased demand in water treatment and abstraction. Increased recreation activities. Small amount of Non-physical disturbance, noise vibration. Small amount of Light and air pollution.	This is dependent on where the development is and scale and materials used. Development should adhere to the framework set out in the Core Strategy and NPPF.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Unlikely to have significant environmental impact on the SAC.
<i>Develop houses with workshops attached</i>	Housing developed with workshops attached. Potential increase in car use/ parking and congestion. Increased demand in water treatment	This is dependent on where the development is and scale and materials used. Development should adhere to the framework set out in the	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the	No	Not required. Unlikely to have significant environmental impact on the SAC.

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	and abstraction. Increased recreation activities. Small amount of Non-physical disturbance, noise vibration. Small amount of Light and air pollution. Increase of domestic based business.	Core Strategy and NPPF.	River Lugg is 5.6km from the parish.		
<i>Develop bungalows</i>	Bungalows developed. Potential increase in car use/ parking and congestion. Increased demand in water treatment and abstraction. Increased recreation activities. Small amount of Non-physical disturbance, noise vibration. Small amount of Light and air pollution.	This is dependent on where the development is and scale and materials used. Development should adhere to the framework set out in the Core Strategy and NPPF.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Unlikely to have significant environmental impact on the SAC.
<i>Develop large detached family homes</i>	Large detached homes developed. Potential increase in car use/ parking and congestion. Increased demand in water treatment and abstraction. Increased recreation activities. Small amount of Non-	This is dependent on where the development is and scale and materials used. Development should adhere to the framework set out in the Core Strategy and NPPF.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Unlikely to have significant environmental impact on the SAC.

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	physical disturbance, noise vibration. Small amount of Light and air pollution.				
<i>Develop contemporary styles and modern materials</i>	New, modern styled housing developed. Modern addition to townscape.	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. This option provides design criteria for development to adhere to and is unlikely to have an impact on the River Wye SAC.
<i>High quality design in sensitive locations but not the whole area</i>	High quality designed housing developed in environmentally sensitive areas.	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. This option provides criteria for high quality design for development to adhere to and is unlikely to have an impact on the River Wye SAC.
<i>Ensure a wide variety of styles and materials across the area</i>	Variety of styles and designs used in new development. Variation of development achieved to local townscape.	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. This option provides design criteria for a variety of styles in the parish development to adhere to and is unlikely to have an impact on the River Wye SAC.

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The village school	Village school retained and improved.	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. This option strives to make improvements to an existing facility the village school. The location and scale of improvements is unlikely to have an impact on the sac.
Dedicated parking for the church and village hall	Parking is retained and enhanced for the church and village hall.	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. This option strives to make improvements to an existing facility the village school. The location and scale of improvements is unlikely to have an impact on the sac.
Modernisation of the village hall	Village hall modernised. Potential to reduce carbon emissions. Potential to include renewable energy schemes in its modernisation.	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. This option strives to make improvements to an existing facility. The location and scale of improvements is unlikely to have an impact on the sac.
Improved school drop off facilities	Traffic reduction at peak hours. Safer roads and decrease in accidents.	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km	No	Not required. This option strives to make improvements to an existing facility. The location and scale of improvements is unlikely to have an impact on the sac.

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			from the parish.		
Improve the village pub	Village pub improved and modernised. Increase in football. Increase in traffic.	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. This option strives to make improvements to an existing facility. The location and scale of improvements is unlikely to have an impact on the sac.
Improve the village shop	Improvement to facility. Increase in business/ footfall. Increase in traffic.	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. This option strives to make improvements to an existing facility. The location and scale of improvements is unlikely to have an impact on the sac.
Improve the village green/ amenity area	Improvement of greenspace and surrounding townscape. Increase in recreation activities and enjoyment of the area.	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. This option strives to make improvements to an existing facility. The location and scale of improvements is unlikely to have an impact on the sac.
Improve the village play area	Safer play area. Increase in recreation activities and enjoyment of the area.	Unlikely that there will be any significant effects on the European Site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the	No	Not required. This option strives to make improvements to an existing facility. The location and scale of improvements is unlikely to have an impact on the sac.

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			River Frome and the River Lugg is 5.6km from the parish.		
Site options					
Site 1: North of Brockington House (site A) SELECTED	Develop 10 dwellings and community car park. Increase in water usage, abstraction and sewage treatment Increase in traffic and parking demands Demand in broadband and communication services. Light pollution Increase in non-physical disturbances during construction	Pursuing this option would give greater certainty over future development within the area particularly within the River Wye catchment. However the location of the site and impact of road noise and traffic may prove difficult in delivering this site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Housing development on this site due to the scale and location will not have an impact on the River Wye SAC.
Site 2: South of Brockington House (site B1) SELECTED	Develop 6 dwellings Increase in water usage, abstraction and sewage treatment Increase in traffic and parking demands Demand in broadband and communication services. Light pollution Increase in non-physical	Pursuing this option would give greater certainty over future development within the area particularly within the River Wye catchment. However the location of the site and impact of road noise and traffic may prove difficult in delivering this site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Housing development on this site due to the scale and location will not have an impact on the River Wye SAC.

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	disturbances during construction				
Site 3: West of Harp Cottage	Develop 7 dwellings Increase in water usage, abstraction and sewage treatment Increase in traffic and parking demands Demand in broadband and communication services. Light pollution Increase in non-physical disturbances during construction	Pursuing this option would give greater certainty over future development within the area particularly within the River Wye catchment. However the location of the site and impact of road noise and traffic may prove difficult in delivering this site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Housing development on this site due to the scale and location will not have an impact on the River Wye SAC. No. Housing development on this site due to the scale and location will not have an impact on the River Wye SAC.
Site 4: Clay Pigeon Field	Develop 3-8 dwellings Increase in water usage, abstraction and sewage treatment Increase in traffic and parking demands Demand in broadband and communication services. Light pollution Increase in non-physical disturbances during construction	Pursuing this option would give greater certainty over future development within the area particularly within the River Wye catchment. However the location of the site and impact of road noise and traffic may prove difficult in delivering this site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Housing development on this site due to the scale and location will not have an impact on the River Wye SAC.

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Site 5: Garage Field SELECTED	Develop 5 dwellings Increase in water usage, abstraction and sewage treatment Increase in traffic and parking demands Demand in broadband and communication services. Light pollution Increase in non-physical disturbances during construction	Pursuing this option would give greater certainty over future development within the area particularly within the River Wye catchment. However the location of the site and impact of road noise and traffic may prove difficult in delivering this site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Housing development on this site due to the scale and location will not have an impact on the River Wye SAC.
Site 6: Grendon Firs	Develop 10 dwellings Increase in water usage, abstraction and sewage treatment Increase in traffic and parking demands Demand in broadband and communication services. Light pollution Increase in non-physical disturbances during construction	Pursuing this option would give greater certainty over future development within the area particularly within the River Wye catchment.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Housing development on this site due to the scale and location will not have an impact on the River Wye SAC.
Site 7: Horsnett Farm SELECTED	Develop 2 dwellings Increase in water usage, abstraction and sewage	Pursuing this option would give greater certainty over future development within the area particularly within	River Wye (including the Lugg SAC) The river falls in the hydrological	No	Not required. Housing development on this site due to the scale and location will not have an impact on the River

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	treatment Increase in traffic and parking demands Demand in broadband and communication services. Light pollution Increase in non-physical disturbances during construction	the River Wye catchment.	catchment of the River Frome and the River Lugg is 5.6km from the parish.		Wye SAC.
Site 8: Brockington Grange	Develop 1 dwelling Increase in water usage, abstraction and sewage treatment Increase in traffic and parking demands Demand in broadband and communication services. Light pollution Increase in non-physical disturbances during construction	Pursuing this option would give greater certainty over future development within the area particularly within the River Wye catchment. However the location of the site and impact of road noise and traffic may prove difficult in delivering this site.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Housing development on this site due to the scale and location will not have an impact on the River Wye SAC.
Settlement boundary options					
No settlement boundary rely on a criteria based objective to define the settlement	Small scale proportionate growth where the location would be determined by criteria based policy.	Pursuing this option would give greater certainty over future development within the area particularly within the River Wye catchment.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the	Criteria based housing policy would require to include reference to mitigation	Not required. Policy criteria should be included within the NDP which reflects this. Further assessments will be undertaken at draft policy stage.

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			River Frome and the River Lugg is 5.6km from the parish.	measures to avoid any non-disturbance effects on the River Wye via its catchment.	
Three areas included within settlement boundaries – one around Grendon Firs and the second around the main linear part of the settlement south and the third in the Threegates area	New housing will be developed in settlement boundary. Increase demand in transportation. Increase demand in water abstraction and waste production.	Pursuing this option would give greater certainty over future development within the area particularly within the River Wye catchment.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Scale and location of the settlement is unlikely to have any significant effect, the majority of the boundary follows existing development and has space to achieve sustainable housing growth.
Three areas included within settlement boundaries – one around Grendon Firs and the second around the main linear part of the settlement south and the third in the Threegates area including small area of wood land on Harp Lane.	New housing will be developed in settlement boundary. Increase demand in transportation. Increase demand in water abstraction and waste production.	Pursuing this option would give greater certainty over future development within the area particularly within the River Wye catchment. .	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Scale and location of the settlement is unlikely to have any significant effect, the majority of the boundary follows existing development and has space to achieve sustainable housing growth.
Include Bredenbury Court within the	New housing will be developed in settlement	Pursuing this option would give greater certainty over	River Wye (including the Lugg SAC) The	No	Not required. Scale and location of the settlement is

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main settlement boundary.	boundary. Increase demand in transportation. Increase demand in water abstraction and waste production.	future development within the area particularly within the River Wye catchment.	river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.		unlikely to have any significant effect.
Include Brockington Grange within the main settlement area.	New housing will be developed in settlement boundary. Increase demand in transportation. Increase demand in water abstraction and waste production.	Pursuing this option would give greater certainty over future development within the area particularly within the River Wye catchment.	River Wye (including the Lugg SAC) The river falls in the hydrological catchment of the River Frome and the River Lugg is 5.6km from the parish.	No	Not required. Scale and location of the settlement is unlikely to have any significant effect. However Brockington Grange's location is naturally removed from the existing settlement and is unlikely to conform with policy RA1 and RA2 of the Core Strategy.