



Forest of Dean District Council Allocations Plan (AP)

Habitats Regulations Assessment (HRA) Addendum

December 2016

Introduction

In December 2016 further modifications to the Allocations Plan have been submitted to the inspector for consideration and published for consultation. The additions are:

- Six additional housing sites
- Three previously allocated housing sites expanded or increased delivery
- Part of an employment allocation being re-allocated for housing

The additions result in an additional 9.2ha of land allocated for development and the provision for around a further 185 homes within 5 years. A summary of the additional sites is provided in Annex A.

These modifications have been considered in light of the AP's HRA and the additional modifications proposed in September 2016 (HRA Addendum September 2016). A Likely Significant Effects screening, without consideration of mitigation or cancellation effects, of the modifications has been carried out (Table 1 below) to identify modifications which required further Appropriate Assessment (Table 2 below). Full details of the HRA process and assessments are set out in The Habitats Regulations Assessment March 2015, Keynotes 15-18 & Natural England/FoDDC statement of common ground January 2016.

Summary

Of the 10 potential modifications identified (December 2016) only one was considered to have potential for likely significant effects; 'Sedbury Lane'. This assessment has shown (Table 2) that with the incorporation of additional, readily implementable, policy safeguards the potential for likely significant effects can be avoided, cancelled or mitigated. As a result therefore no likely significant effects from the additional housing allocation as set out in December 2016 would be expected.

Table 1: Allocations Plan Modifications - HRA likely Significant Effects Screening December 2016

Screening Summary Key

Likely Significant Effect	I	Appropriate Assessment required
No Likely Significant Effect	O	No further assessment required
Significant Effect Uncertain/in combination effect	P	Uncertain, precautionary approach taken and Appropriate Assessment required

Change or modification	Assessment/ Reasoning	River Wye	WV Woodlands	Severn Estuary	Walmore Common	WV & FoD Bat Sites	Significant effects screening (LSE)
St Whites former school, Cinderford	Small site with recent existing uses.	O	O	O	O	O	Screened out (G,H)
Ruspidge former baths, Cinderford	Small Brownfield site with no buildings	O	O	O	O	O	Screened out (G,H)
Tufthorn Avenue, Coleford	Change of allocation of part of the site from employment to residential does not alter previous assessment	O	O	O	O	O	Screened out (G,H)
Worcester Walk, Coleford	Increase in allocation would not result in changes to previous assessment	O	O	O	O	O	Screened out (G,H)
East of the Village, Hall Hartpury	Small site adjacent to existing settlement boundary at distance from SAC.	O	O	O	O	O	Screened out (G)
The Poplars, Huntley	Small site adjacent to existing settlement boundary at distance from SAC.	O	O	O	O	O	Screened out (G)

Change or modification	Assessment/ Reasoning	River Wye	WV Woodlands	Severn Estuary	Walmore Common	WV & FoD Bat Sites	Significant effects screening (LSE)
Extension to allocated Coach Depot site, Mitcheldean	Within 1km of bat SAC. Small addition of open field adjacent to residential area.	O	O	O	O	O	Screened out (G,H)
Cleeve Mill additional allocation, Newent	Increase in allocation for housing over same area. Would not result in changes to previous assessment	O	O	O	O	O	Screened out (G)
Sedbury lane, Sedbury	Tutshill Sedbury area has been identified by WV as an area which potentially may have issues with sewage treatment.	P	O	P	O	O	Site has potential to be hydrologically connected to the River Wye SAC and Severn Estuary.

Table 2: Allocations Plan Modifications - HRA Appropriate Assessment addendum December 2016

Element of Allocations Plan	Closest Designated site	River Wye	W V Wood's	Severn Est	Walmore Co	WV & FoD Bat	Re-Screening Conclusion	Potential to Mitigate through Avoidance Measures and Policy Measures/safeguards	Residual Effects?
Land at Sedbury Lane	600m from River Wye, 1km from Severn Estuary SAC.	P	O	P	O	O	<p>Check for likely significant effects in combination proximity to Severn Estuary</p> <p>Approximately 2ha of land is allocated for about 30 dwellings.</p> <p>Potential In combination Impacts: River Wye: There is potential for changes to the water environment (reduced water quality through pollution/contamination impacts and changes to water regimes).</p> <p>In River Wye catchment. Connected directly to the River Wye. Therefore also hydrological links to the Severn Estuary. Any development at the site must ensure that water management is incorporated into any CEMP.</p> <p>Sedbury and Tutshill area identified by Welsh Water as having potential issues with regards to water supply, this is resolved by existing policy wording.</p>	<p>The Appropriate Assessment identified regulatory process (Severn Trent Water, Welsh Water and the Environment Agency) address the majority of the concerns. There are also existing policy safeguards in the Core Strategy, CSP1. - Design and Environmental Protection and CSP2 – Climate Change</p> <p>Project Level requirements: For those policies identified as having a potential in-combination impact individual proposals will be required to provide hydrological modelling and/or construction Environmental Management plans. This is ensured through existing Core Strategy Policies.</p>	No. But changes needed

Annex A

Additional Allocations proposed the inspector December 2016.

Location		General Description	No.	Area
1	St Whites former school, Cinderford	Former primary school site. Existing school buildings and play grounds.	15	0.6ha
2	Ruspidge former baths, Cinderford	Former colliery buildings site (now demolished).	24	0.5ha
3	Tufthorn Avenue, Coleford	Site previously allocated for employment use part of the site contains existing 'employment' buildings.	30	1.8ha
4	Worcester Walk, Coleford	Additional number of housing on existing allocated site now thought to be deliverable within 5years.	20	2.3ha
5	East of the Village, Hall Hartpury	Small agricultural field surrounded by hedgerows.	12	0.5ha
6	The Poplars, Huntley	Small, irregular area of grassland incorporating a car park containing a number of mature trees.	15	0.7ha
7	Extension to allocated Coach depot site, Mitcheldean	Increased allocation on agricultural field at an increased elevation	12	Additional 0.3ha
8	Cleeve Mill additional allocation, Newent	Additional housing allocation within an existing allocated site (an increase from 45 to 60).	15	1.9ha
9	Sedbury lane, Sedbury	Agricultural field bordered by hedgerows.	30	2.0ha
10	Land North of the Health Centre, Yorkley	Small agricultural field bordered by woodland and hedgerows.	12	0.4ha