



Forest of Dean District Council Allocations Plan (AP)

Habitats Regulations Assessment (HRA) Addendum

October 2017

Introduction

The October 2017 Main Modifications (MM) to the Allocations Plan incorporate much of the main modifications (September 2016) and Further Changes (December 2016) which have been subject to HRA Addendums. The purpose of this HRA addendum is to consider the potential likely significant effects and/or adverse effects on integrity as a result of the October 2017 Main Modifications.

The Allocations Plan, incorporating the October 2017 Main Medications, will:

- Provide for the intensification / development / redevelopment of in the region of 250ha of employment land. A similar figure (255ha) to that identified in the February 2015 version of the plan.
- Identifies housing delivery to be in the region of 6600 new homes in the period 2006-2026. In February 2015 the plan identified delivery of 4800 new homes in the 2011-2026 period.
- The plan allocates sites for in the region of 4000 new homes over 46 sites covering in the region of 150ha. In February 2015 the plan allocated sites for in the region of 3000 new homes over a similar network and distribution of sites.
- Provides a range of district and town centre development management type policies.
- The Allocation Plan makes a commitment to early review.

The allocations plan MM (October 2017) sets out 69 changes to the plan. These range from the insertions of text within a policy or supporting text to new policies or deletion of policies. The majority of the changes, in terms of SA/HRA, have been considered previously. As part of the SA/HRA process these modifications have been reviewed again. Table 1 identifies those that are considered to be of a more substantive nature in regards to SA/HRA and whether they have been previously assessed.

Table 1 – Main Modifications with potential to influence HRA assessment

MM Ref	AP Ref	Description / Change	Previously assessed (Ref)
023	35	Land off Sneyd Road (18 new dwellings)	Yes - Sept 16 No adverse effects following incorporation of mitigation/cancellation measures
027	40	Policy deletion - Hill Street Lydney	NA – Policy deletion
031	54	Land at Augustus Way Lydney (120 new dwellings)	Yes - Sept 16 No adverse effects following incorporation of mitigation/cancellation measures
037	63	Land at Poolway Farm Coleford (140 new dwellings)	Yes – Sept 16 Screened out
038	64	Land at Elwood Road Milkwall (48 new dwellings)	Yes - Sept 16 No adverse effects following incorporation of mitigation/cancellation measures
039	65	North Road Broadwell (70 new dwellings)	Yes – Sept 16 & Dec 16 No adverse effects following incorporation of mitigation/cancellation measures
040	66	Kings Meade Coleford (48 new dwellings)	Yes – Sept 16 Screened out
041	67	Land off Tufthorn Avenue (65 new dwellings)	Partial – Dec 16 Increase from 30-65
042	75	North of Southend lane Newent (170 new dwellings)	No Assessment
043	70	Policy deletion – Foley Road Newent	NA – Policy deletion - site under construction
044	76	Cleeve Mill lane Newent (45 new dwellings)	Yes – Sept 16 Screened out
045	77	Ross Road Newent (85 new dwellings)	No assessment - Gained permission at appeal during the plan examination period
047	73	Policy Deletion – Extra Care Cleeve Mill Newent	NA – Policy deletion – site under construction
048	81	Clanna Road Alvington (11 new dwellings)	Yes – Sept 16 Screened out

MM Ref	AP Ref	Description / Change	Previously assessed (Ref)
050	84	High Street Drybrook (110 new dwellings)	Yes - Sept 16 No adverse effects following incorporation of mitigation/cancellation measures
053	86	Land adjoining Hartpury village hall (12 new dwellings)	Yes – Dec 16 Screened out
054	87	Land adjacent to the Poplars Huntley (12 new dwellings).	Yes – Dec 16 Screened out
055	88	Land off Beech Way Littledean (17 new dwellings)	No assessment - Gained permission at appeal
056/057	89	Land off church Road Longhope (28 new dwellings)	Partial – March 2015 subsequent increase in area
059	95	Old Coach Depot Micheldean (12 new dwellings)	Yes – Dec 16 Screened out Subsequent reduction in housing number
062	100	Land North of Newnham on Severn (95 new dwellings)	Yes - Sept 16 No adverse effects following incorporation of mitigation/cancellation measures
063	101	Land off Drury lane Redmarley (11 new dwellings)	Yes – Sept 16 Screened out
065	104	Land Off Gloucester Road Tutshill (95 new dwellings)	No assessment - Gained permission at appeal during the plan examination period
067	108	Chartists way Staunton (27 new dwellings)	Partial – Sept 16 Screened out. Subsequent increase in area and number of dwellings.
The following sites are not allocated, having previously been identified, as part of the 'Further Changes' December 2016			
FC Dec 16		Sedbury lane	Not included in Oct 2017 Plan
FC Dec 16		Land North of the Heath Centre Yorkley	Not included in Oct 2017 Plan
FC Dec 16		St Whites former school	Not included in Oct 2017 Plan
FC Dec 16		Ruspidge former baths	Not included in Oct 2017 Plan

Table 1 shows that the majority of MM have been previously assessed at one or more of the previous plan stages. Only the following MM were therefore subject to further assessment as a result of changes since previous assessments or having not being previously assessed (Table 1): 041, 042, 045, 055, 056/057, 065, 067. Four of these modifications were as a result of planning approvals at appeal (045, 055, 065, 067) where material planning matters were considered; three were amendments to existing allocations (041, 056/057, 067) and one (045) was a new allocation. These polices were therefore subject to likely significant effect screening (table 2).

Table 2 Main Modifications October 2017 Likely significant effects screening summary

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	Significant effects screening (LSE)					Significant effects screening (LSE)
		River Wye	WV Woodlands	Severn Estuary	Walmore Common	WV & FoD Bat Sites	
MM 041 - Land off Tufthorn Avenue (65 New Dwellings)	Existing Planning application (P0912-16-OUT). Ecological survey data shows very low occasional use by Horseshoe bats.	O	O	O	O	O	Screened out (G,H)
MM 042 - North of Southend lane Newent (170 new dwellings)	Open, currently arable fields, adjacent to existing residential areas of Newent	O	O	O	O	O	Screened out (G)
MM 045 - Ross Road Newent (85 new dwellings)	Site subject to planning application (P0969-14-OUT) and thereafter approval at appeal. Ecological assessment carried out as part of the application and mitigation required as part of the permission.	O	O	O	O	O	Screened out (G,H)

Change or modification	Assessment/ Reasoning	River Wye	WV Woodlands	Severn Estuary	Walmore Common	WV & FoD Bat Sites	Significant effects screening (LSE)
MM 055 - Land off Beech Way Littledean (17 New Dwellings)	Open, currently arable fields, adjacent to existing residential areas of Littledean. Site subject to planning application (P0899-14-OUT) and thereafter approval at appeal.	○	○	○	○	○	Screened out (G,H)
MM 056/057 - Land off church Road Longhope (28 new Dwellings)	Policy relates to an increase in area, primarily to ensure areas for mitigation (bats) is appropriately addressed. Policy embeds mitigation and avoidance measures.	○	○	○	○	○	Policy subject to previously assessment (March 2015 and September 2016). Increased area is not considered to alter previous assessment. Policy has embedded mitigation/avoidance measures. Screened out (G, H).
MM 065 - Land Off Gloucester Road Tutshill (95 New dwellings)	Site subject to planning application (P1530-14-OUT) and thereafter approval at appeal. Ecological assessment carried out as part of the application and mitigation required as part of the permission.	○	○	○	○	○	Screened out (G, H)
MM 067 - Chartist way Staunton (27 new dwellings)	Site subject to planning application (P1871-15-OUT)and thereafter approval at appeal. Increase in number of dwellings (11-27).	○	○	○	○	○	Previously screened out (G,H) – no change.

These modifications have been considered in light of the AP's HRA and the additional modifications proposed in September & December 2016. A Likely Significant Effects screening, taking account of embedded mitigation or cancellation measures, of the modifications has been carried out (Tables 1 & 2) to identify modifications which required further Appropriate Assessment. 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 69 October 2017 Main Modifications 21 were identified having potential to influence the existing HRA assessment. Of the 21 plan modifications identified 14 had previously been assessed as part of September 2016 modifications or December 2016 further changes and therefore did not require further assessment. The remaining 7 modifications were subject to likely significant effects screening (table 2). Three of these modifications were as a result of planning approvals at appeal and in these cases ecological matters had been considered at appeal; three were amendments to existing allocations and one was a new allocation. Having taken account of the location, characteristics of the allocation and any embedded cancellation or mitigation measures the 7 modifications were screened out as having likely significant effects. In addition, for a variety of reasons, four sites identified in the Further Changes (December 2016) and three other allocations (Table 1) are now not proposed to be allocated in the allocations plan.

The Allocation plan now provides for 250ha of employment intensification / development / redevelopment and in the region of 4000 new dwellings. In terms of new dwellings this is an increase of 1000 new dwellings to that set out in the plan in March 2015. Through Iterative Habitats Regulations Assessment avoidance / cancellation and mitigation measures have been embedded into the plan. As a result therefore no likely significant effects from the Main Modifications (October 2017) are expected.