Kings Lynn and West Norfolk Council Template for the Preparation of a Shadow Habitat Regulations Assessment (HRA)

Please read the Shadow HRA Guidance Note[i] for planning applications before completing this form. This form should only be used where the development falls within the thresholds specified within the Guidance Note.

It should be noted that much of the template is already completed with the necessary information to provide a shadow HRA, enabling the applicant to focus on providing the required detail in relation to the individual development proposal. Only sections 1 and 2 need to be completed by the applicant. Please note that, as set out in the guidance, if the potential for 'direct' effects has been identified, then this template cannot be used and a bespoke shadow HRA should be undertaken.

On completion and submission, this template will provide a shadow HRA which will be used in the determination of the planning application and relied upon by the Council to meet its legislative duties under the Habitats Regulations. The relevant planning officer will review and confirm the information provided within the template.

Please note that as the competent authority, the Council reserves the right to request further information where it considers this to be necessary. In such instances, use of the template shadow HRA will not be appropriate and a bespoke HRA may be required.

Section 1 – Application Information

Name of Applicant / Agent	Mr I Osler
Application Site Address	Keepers Cottage, Decoy Road, Southery
Application Description	Replacement Dwelling
Case Officer (if known)	Click or tap here to enter text.
Application Reference (if known)	23/01745/F

Section 2 – Development Proposal and Respective ZOI(s)

Scale of proposed development (net increase in dwellings, or bedspaces for accommodation units)	Increase from two bedrooms to four bedrooms
Please indicate which Zone of Influence(s) (ZOI) the development proposal falls within using the ZOI Map (please tick as appropriate) The distance to which the ZOI extends for recreational pressures are indicated in brackets.	☒Brecklands ZOI (26km) ☐North Coast ZOI (42km) ☐Roydon Dersingham ZOI (12km) ☒Valley Fens ZOI (15km) ☒Wash ZOI (61km)

Section 3 – Screening

The Norfolk Green Infrastructure and Recreational impact Avoidance and Mitigation Strategy (GIRAMS) (2021) identifies that the level of growth outlined in the Local Plan is predicted to increase the recreational disturbance and pressure on Habitats Sites, disrupting the relevant protection objectives. The Norfolk GIRAMS establishes 'Zones of Influence' (ZOI) representing the extent of land around Habitats Sites within which residents travel to relevant sites for recreational activities. New development that falls within any of the specified ZOI is therefore required to mitigate against these identified resultant adverse effects.

The ZOI and composite Habitat Sites that have the potential to be impacted by recreational pressures are identified in Table 1.

Table 1: The ZOIs are shown with their composite Habitats Sites and the approximate distance at the closest point from the proposed development.

ZOI	Composite habitats Sites	Distance from development proposal
Norfolk Brecks	Breckland SPA	6785m
	Breckland SAC	11991m
North Coast	North Norfolk Coast SAC	NA
	North Norfolk Coast SPA	NA
	North Norfolk Coast Ramsar	NA
Roydon Dersingham	Roydon Common & Dersingham Bog SAC	NA
	Dersingham Bog Ramsar	NA
	Roydon Common Ramsar	NA
The Wash	The Wash SPA	29102m
	The Wash and North Norfolk Coast SAC	29140m
	The Wash Ramsar	29279m
Norfolk Valley Fens	Norfolk Valley Fens SAC	10900m

Based upon the identified ZOI(s) that the development proposal falls within, there is potential adverse effect on the integrity of the following Habitats Sites. An appropriate assessment of impacts is therefore necessary.

For officer use only :

Is further information required for the following? (i.e. bespoke HRA required)

Recreational impacts	Yes ☐	No ☐
Hydrological impacts	Yes ☐	No ☐
Other potential impacts	Yes ☐	No ☐

Comments: