

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

Please read the [Shadow HRA Guidance Note](#) 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.

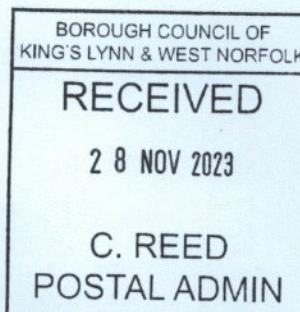
Please note that as the competent authority, the Council reserves the right to request further information where it considers this to be necessary. In such instances, use of the template shadow HRA will not be appropriate and a bespoke HRA may be required.

Section 1 – Application Information

Name of Applicant / Agent	Mr G Wilding
Application Site Address	The Old Vicarage, Ely Road, Hilgay
Application Description	Conversion of stables to 2 holiday lets
Case Officer (if known)	Not known
Application Reference (if known)	Not known

Section 2 – Development Proposal and Respective ZOI(s)

Scale of proposed development (net increase in dwellings, or bedspaces for accommodation units)	Two 2-bedroom units
Please indicate which Zone of Influence(s) (ZOI) the development proposal falls within using the ZOI Map (please tick as appropriate)	<input checked="" type="checkbox"/> Brecklands ZOI (26km) <input type="checkbox"/> North Coast ZOI (42km) <input type="checkbox"/> Roydon Dersingham ZOI (12km) <input checked="" type="checkbox"/> Valley Fens ZOI (15km) <input checked="" type="checkbox"/> Wash ZOI (61km)
The distance to which the ZOI extends for recreational pressures are indicated in brackets.	



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	
	Breckland SAC	
North Coast	North Norfolk Coast SAC	
	North Norfolk Coast SPA	
	North Norfolk Coast Ramsar	
Roydon Dersingham	Roydon Common & Dersingham Bog SAC	
	Dersingham Bog Ramsar	
	Roydon Common Ramsar	
The Wash	The Wash SPA	
	The Wash and North Norfolk Coast SAC	
	The Wash Ramsar	
Norfolk Valley Fens	Norfolk Valley Fens SAC	

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 <input type="checkbox"/>	No <input type="checkbox"/>
Hydrological impacts	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Other potential impacts	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Comments:

Section 4 – Appropriate Assessment

The screening has identified that the development proposal is likely to have an adverse effect on the integrity of protected Habitats sites, when considered in-combination with other housing and tourist developments through increased recreational pressure. Measures are therefore needed to mitigate these negative recreational impacts as outlined in the Norfolk GIRAMS.

RAMS Tariff

The Norfolk GIRAMS identifies a detailed programme of County-wide measures to mitigate against the adverse implications of in-combination recreational impacts on the integrity of the Habitats Sites caused by new residential development and tourist accommodation.

The strategy introduces a per-dwelling tariff to ensure development is compliant with the Habitats Regulations; the collected tariff will fund a combination of hard and soft mitigation measures at the designated Habitats Sites to increase their resilience to greater visitor numbers. The tariff is calculated as a proportionate sum of the full costs of the Norfolk-wide RAMS mitigation package as apportioned to the predicted growth outlined in the Local Plan.

This cost is identified as **£210.84 per dwelling** (index-linked), and per bedspace equivalents for tourist accommodation or student accommodation units, secured as a planning obligation.

The proposal is for a **conversion to two holiday units** and RAMS contribution is calculated at **£421.68**

Section 5 – Conclusions

Measures to address the potential adverse effects on integrity of protected Habitats Sites caused by increased recreational pressure have been incorporated into the adopted Norfolk GIRAMS. This strategy requires new development to provide twofold mitigation to be legally compliant with the Habitats Regulations: payment of the RAMS tariff and provision of Green Infrastructure relevant to the scale of the proposal.

Subject to these mitigation measures being secured via a planning obligation, this assessment is able to conclude **no adverse effects** of the development proposal on the integrity of internationally designated wildlife sites in relation to **recreation**.

The proposed development is of a nature and scale that there are no additional recreation implications beyond those being mitigated by the Norfolk GIRAMS.

Section 6 – Signed Declaration by an authorised officer on behalf of the competent authority.

A hard copy of this assessment should be signed and retained.

For officer use only

It is confirmed / not confirmed (delete as appropriate) that this shadow HRA submitted by the applicant has been assessed as being suitable for the Borough Council as the competent authority to use the HRA record for the determination of the planning application, in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended).

Officer: Click or tap here to enter text.

Signature: Click or tap here to enter text.

Position: Click or tap here to enter text.