

Broadland District 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. Please note that if the potential for *direct effects* on protected Habitats Sites have been identified, this template should not be used and a bespoke HRA is required to be undertaken. Further information can be found in the Guidance Note.

On completion and submission, this template provides a shadow Habitats Regulations Assessment 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 or Agent	MR A PETTIFER ICON CONSULTINGMmrick or tap here to enter text.
Application Site Address	ELM FARM THE FIELDS HINGHAM NORFOLK NR9 4JGClick or tap here to enter text.
Application Description	ANNEX FOR DISABLED RELATIVEEick or tap here to enter text.
Case Officer (if known)	Click or tap here to enter text.
Application Reference (if known)	Click or tap here to enter text.

Section 2 – Development Proposal and Respective ZOI(s)

Scale of proposed development (net increase in dwellings, or bedspaces for accommodation units)	Click oNONEr tap here to enter text.
Please indicate which Zone of Influence(s) (ZOI) the development proposal falls within using the ZOI Map (please tick as appropriate)	<input type="checkbox"/> Brecks ZOI <input type="checkbox"/> Broads ZOI <input type="checkbox"/> East Coast ZOI <input type="checkbox"/> North Coast ZOI <input type="checkbox"/> Valley Fens ZOI <input type="checkbox"/> Wash ZOI

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 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' (ZOIs) 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 ZOIs is therefore required to mitigate against these identified resultant adverse effects.

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.

Norfolk Brecks ZOI

- Breckland SPA
- Breckland SAC

Wash ZOI

- The Wash SPA
- The Wash and North Norfolk Coast SAC
- The Wash Ramsar

Norfolk Coast ZOI

- North Norfolk Coast SAC
- North Norfolk Coast SPA
- North Norfolk Coast Ramsar

Valley Fens ZOI

- Norfolk Valley Fens SAC

East Coast ZOI

- Winterton – Horsey Dunes SAC
- Great Yarmouth North Denes SPA

Broads ZOI

- Broadland SPA
- Broadland Ramsar
- Breydon Water SPA
- The Broads SAC

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. 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 **£185.93 per dwelling** (index-linked), and per bedspace equivalents for tourist accommodation or student accommodation units, secured as a planning obligation.

Green Infrastructure Contribution

As the RAMS tariff exists to specifically mitigate the in-combination effects of new development on protected sites, an additional Green Infrastructure contribution is also required under the Norfolk GIRAMS to deliver mitigation at a more local level by securing adequate provision of Suitable Alternative Natural Green Space (SANGs) to divert residents from regular visits to Habitats Sites.

As outlined in the HRA for the Greater Norwich Local Plan (GNLP) and incorporated into Policy 3 of the GNLP, all residential development is required to provide green infrastructure equating to a minimum of 2 hectares per 1,000 population to reflect Natural England's Accessible Natural Greenspace Standard. Where this provision cannot be met on-site, a relevant commuted sum will be sought based upon the total number of dwellings and respective housing mix.

The Green Infrastructure contribution due for the development proposal will be calculated in accordance with Broadland District Council's Recreational Provision in Residential Development SPD (2016) and secured as a planning obligation.

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 that this shadow Habitats Regulations Assessment submitted by the applicant has been assessed as being suitable for the Council as the competent authority to use as the HRA record for the determination of the planning application, in accordance with the Conservation of Habitats and Species Regulations 2017.

Officer: Click or tap here to enter text.

Signature: Click or tap here to enter text.

Position: Click or tap here to enter text.

Date: Click or tap here to enter text.