# 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 will be required.

# **Section 1 – Application Information**

|  |  |
| --- | --- |
| Name of Applicant or Agent | Click or tap here to enter text. |
| Application Site Address | Click or tap here to enter text. |
| Application Description | Click 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. |
| Date shadow HRA completed | Click or tap to enter a date. |
| Application Type  (*an HRA is required at RM/DOC if it was not considered at outline)* | Click or tap here to enter text. |

# **Section 2 – Development Proposal**

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| --- | --- |
| Scale of proposed development (net increase in dwellings, or bedspaces for accommodation units) | Click or tap here to enter text.  Choose an item. |

**For officer use only:**

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

|  |  |  |
| --- | --- | --- |
| Recreational impacts | Yes  No | Comments: |
| Hydrological impacts | Yes  No |
| Other potential impacts | Yes  No |

# **Section 3 – HRA Stage 1: Screening**

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| **Test 1. The ‘Significance’ Test**  The [Norfolk Green Infrastructure and Recreational impact Avoidance and Mitigation Strategy](https://www.southnorfolkandbroadland.gov.uk/downloads/file/4390/norfolk-gi-rams-strategy-march-2021) (GIRAMS) (2021) and the [Norfolk Recreational Impact Avoidance and Mitigation Action Plan dated 2024](https://www.norfolk.gov.uk/media/37264/Norfolk-RAMS-action-plan-27-June-2024/pdf/alNorfolk_RAMS_action_plan_270624.pdf) identifies that the level of growth outlined in the Local Plan is predicted to increase the recreational disturbance and pressure on Habitats Sites (Special Protection Areas (SPA), Special Areas of Conservation (SAC), and Ramsar sites).  The proposal falls within the following development type: Choose an item. and is located within a [Zone of Influence(s) (ZOI)](https://www.southnorfolkandbroadland.gov.uk/planning/planning-applications/apply/south-norfolk-green-infrastructure-recreational-avoidance-mitigation-strategy)[[1]](#footnote-1) with respect to the following Habitat Sites:  ☐ Brecks ZOI (Breckland SPA and SAC)  ☐ Broads ZOI (Broadland SPA, Ramsar, and the Broads SAC)  ☐ East Coast ZOI (Winterton – Horsey Dunes SAC, Great Yarmouth North Denes SPA, and Breydon water SPA)  ☐ North Coast ZOI (North Norfolk Coast SAC, SPA, Ramsar and the Wash and North Norfolk Coast SAC)  ☐ Valley Fens ZOI (Norfolk Valley Fens SAC)  ☐ Wash ZOI (The Wash SPA Ramsar and The Wash and North Norfolk Coast SAC)  The site is not located within or adjacent to the above habitat sites.[[2]](#footnote-2)  It is therefore anticipated that such development is ‘likely to have a significant effect’ upon the interest features of the aforementioned designated site(s) and qualifying features (see [Appendix 1](#_Appendix_1_–)) through increased recreational pressures[[3]](#footnote-3), when considered either alone or in combination. An Appropriate Assessment is required to assess recreational disturbance impacts on the above designated sites. It will also be necessary to check whether recreational disturbance is an issue for non-coastal European Sites or Sites of Special Scientific Interest (SSSI). If so, this will need assessing outside this HRA form. |

# **Section 4 – HRA Stage 2: Appropriate Assessment**

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| **Test 2 – The integrity test.**  Screening (Stage 3) has identified that the development proposal is likely to have an adverse effect on the integrity of protected Habitats sites and qualifying features, when considered alone or in-combination with other housing and tourist developments. Measures are therefore needed to mitigate these negative recreational impacts as outlined in the Norfolk GIRAMS.  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 Norfolk GIRAMS is funded by financial contributions from developers secured as part of the planning consent either via a unilateral undertaking (usually for proposals of less than 10 dwellings or equivalent) or as part of a S106 agreement. The financial contribution is comprised of two elements: a RAMS tariff [[4]](#footnote-4) and Green Infrastructure[[5]](#footnote-5) contribution.  Provided the proportionate financial contribution is secured in line with the Norfolk GIRAMS it can be concluded that this planning application will not have an adverse effect on the integrity of the above Habitat Sites from recreational disturbance when considered ‘in combination with other development’.  Natural England need to be consulted.. |

# **Section 5 – Summary of the Appropriate Assessment**

# (To be carried out by the competent authority.)

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| 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, Broadland District Council, in consultation with Natural England (response date)concludes that this recreational impacts associated with this planning application will **not have an adverse effect** on the integrity of the above Habitat Sites alone or in combination with other plans and proposals.  The authority may now agree to the project under regulation 63 of the Conservation of Habitats and Species Regulations 2017. |

# **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.

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| **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.  GIRAMS Tariff secured by: Choose an item. |

# Appendix 1 – Qualifying Features of Habitats Sites

| **Site** | **Site Description** | **Qualifying Features (habitat types and species)** | **Conservation objectives** |
| --- | --- | --- | --- |
| Breckland SPA [[6]](#footnote-6) [[7]](#footnote-7) [[8]](#footnote-8) | Breckland SPA lies largely on sandy soils of glacial origin. The continental climate and low rainfall and free-draining soils led to the development of dry heath and grassland communities. Much of Breckland has been planted with conifers. Arable farming is also a predominant land use.  Area 39433.66 ha | * A133 *Burhinus oedicnemus* Stone-curlew (Breeding) * A224 *Caprimulgus europaeus* European nightjar (Breeding) * A246 *Lullula arborea* Woodlark (Breeding) | Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving Favourable Conservation  Status of its Qualifying Features by maintaining or restoring:   * The extent and distribution of qualifying natural habitats and habitats of qualifying species * The supporting processes on which   qualifying natural habitats and habitats of qualifying species rely   * The populations of qualifying species, and * The distribution of qualifying species   within the site. |
| Breckland SAC [[9]](#footnote-9) [[10]](#footnote-10) [[11]](#footnote-11) | A gently undulating plateau underlain by bedrock of Cretaceous Chalk, covered by thin deposits of sand and flint.  The continental climate and low rainfall and free-draining soils led to the development of dry heath and grassland communities. Relatively lush river valleys provide a gentle contrast to the drier harsher surrounding. | * H2330 Inland dunes with open *Corynephorus* and *Agrostis* grasslands; Open grassland with grey-hair grass and common bent grass of inland dunes * H3150 Natural eutrophic lakes with *Magnopotamion* or *Hydrocharition-*type vegetation; Naturally nutrient-rich lakes or lochs which are often dominated by pondweed * H4030 European dry heaths * H6210 Semi-natural dry grasslands and scrubland facies: on calcareous substrates (*Festuco-Brometalia*); Dry grasslands and scrublands on chalk or limestone * H91E0 Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion, Alnion incanae, Salicion albae*); Alder woodland on floodplains * S1166 *Triturus cristatus* Great crested newt | Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving Favourable Conservation  Status of its Qualifying Features by maintaining or restoring:   * The extent and distribution of qualifying natural habitats and habitats of qualifying species * The structure and function (including typical species) of qualifying natural habitats * The structure and function of the habitats of qualifying species * The supporting processes on which   qualifying natural habitats and habitats of qualifying species rely   * The populations of qualifying species, and * The distribution of qualifying species   within the site. |
| The Wash SPA [[12]](#footnote-12) [[13]](#footnote-13) | The Wash is numerically the most important area in Britain for wintering waterfowl. | * A037 *Cygnus columbianus bewickii* Bewick’s swan (Non-breeding) * A040 *Anser brachyrhynchus* Pink-footed goose (Non-breeding) * A046a *Branta bernicla bernicla* Dark-bellied brent goose (Non-breeding) * A048 *Tadorna tadorna* Common shelduck (Non-breeding) * A050 *Anas penelope* Eurasian wigeon (Non-breeding) * A051 *Anas strepera* Gadwall (Non-breeding) * A054 *Anas acuta* Northern pintail (Non-breeding) * A065 *Melanitta nigra* Black (common) scoter (Non-breeding) * A067 *Bucephala clangula* Common goldeneye (Non-breeding) * A130 *Haematopus ostralegus* Eurasian oystercatcher (Non-breeding) * A141 *Pluvialis squatarola* Grey plover (Non-breeding) * A143 *Calidris canutus* Red knot (Non-breeding) * A144 *Calidris alba* Sanderling (Non-breeding) * A149 *Calidris alpina alpina* Dunlin (Non-breeding) * A156 *Limosa limosa islandica* Black-tailed godwit (Non-breeding) * A157 *Limosa lapponica* Bar-tailed godwit (Non-breeding) * A160 *Numenius arquata* Eurasian curlew (Non-breeding) * A162 *Tringa totanus* Common redshank (Non-breeding) * A169 *Arenaria interpres* Ruddy turnstone (Non-breeding) * A193 *Sterna hirundo* Common tern (Breeding) * A195 *Sterna albifrons* Little tern (Breeding) * Waterbird assemblage | Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving Favourable Conservation  Status of its Qualifying Features by maintaining or restoring:   * The extent and distribution of qualifying natural habitats and habitats of qualifying species * The structure and function of the habitats and qualifying species * The supporting processes on which   qualifying natural habitats and habitats of qualifying species rely   * The populations of each of the qualifying species, and * The distribution of qualifying species   within the site. |
| The Wash and North Norfolk Coast SAC [[14]](#footnote-14) [[15]](#footnote-15) | The Wash is the largest embayment in the UK and is connected to the North Norfolk Coast via sediment transfer systems. Together  The Wash and North Norfolk Coast form one of the most important marine areas in the UK and European North Sea coast.  Dominated by marine areas, sea inlets, salt marshes, salt pastures and salt steppes.  Site area: 107,718.0 ha | * H1110 Sandbanks which are slightly covered by sea water all the time; Subtidal sandbanks * H1140 Mudflats and sandflats not covered by seawater at low tide; Intertidal mudflats and sandflats * H1150 Coastal lagoons * H1160 Large shallow inlets and bays * H1170 Reefs * H1310 *Salicornia* and other annuals colonising mud and sand; Glasswort and other annuals colonising mud and sand * H1330 Atlantic salt meadows *Glauco-Puccinellietalia maritimae* * H1420 Mediterranean and thermo-*Atlantic halophilous* scrubs (*Sarcocornetea fruticosi*); Mediterranean saltmarsh scrub * S1355 *Lutra lutra* Otter * S1365 *Phoca vitulina* Common seal | Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving Favourable Conservation  Status of its Qualifying Features by maintaining or restoring:   * The extent and distribution of qualifying natural habitats and habitats of qualifying species * The supporting processes on which   qualifying natural habitats and habitats of qualifying species rely   * The populations of qualifying species, and * The distribution of qualifying species   within the site. |
| The Wash Ramsar [[16]](#footnote-16) | The Wash is the largest estuarine system in Britain. It is fed by the rivers Witham, Welland, Nene  and Great Ouse. There are extensive saltmarshes, intertidal banks of sand and mud, shallow waters and deep channels. It is the most important staging post and over-wintering site for migrant wildfowl and wading birds in eastern England. | * Eurasian oystercatcher *Haematopus ostralegus ostralegus* * Grey plover *Pluvialis squatarola* * Red knot *Calidris canutus islandica* * Sanderling *Calidris alba* * Eurasian curlew *Numenius arquata arquata* * Common redshank *Tringa totanus tetanus* * Ruddy turnstone *Arenaria interpres interpres* * Pink-footed goose Anser brachyrhynchus * Dark-bellied brent goose *Branta bernicla bernicla* * Common shelduck *Tadorna tadorna* * Northern pintail *Anas acuta* * Dunlin *Calidris alpina alpine* * Bar-tailed godwit *Limosa lapponica lapponica* | N/A |
| North Norfolk Coast SAC [[17]](#footnote-17) [[18]](#footnote-18) | North Norfolk Coast contains a large, active series of dunes on shingle barrier islands and spits and is little affected by development. The exceptional length and variety of the dune/beach interface is reflected in the high total area of embryonic dune. | * H1150 Coastal lagoons * H1220 Perennial vegetation of stony banks; Coastal shingle vegetation outside the reach of waves * H1420 Mediterranean and thermo-Atlantic *halophilous* scrubs (*Sarcocornetea fruticosi*); Mediterranean saltmarsh scrub * H2110 Embryonic shifting dunes * H2120 Shifting dunes along the shoreline with *Ammophila arenaria* ("white dunes"); Shifting dunes with marram * H2130 Fixed dunes with herbaceous vegetation ("grey dunes"); Dune grassland * H2190 Humid dune slacks * S1355 *Lutra lutra* Otter * S1395 *Petalophyllum ralfsii* Petalwort | Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;   * The extent and distribution of qualifying natural habitats and habitats of qualifying species * The structure and function (including typical species) of qualifying natural habitats * The structure and function of the habitats of qualifying species * The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely * The populations of qualifying species, and, * The distribution of qualifying species within the site. |
| North Norfolk Coast SPA [[19]](#footnote-19) | The site is of national importance for breeding waterfowl and of international importance for and wintering waterfowl | * A021 *Botaurus stellaris* Great bittern (Breeding) * A040 *Anser brachyrhynchus* Pink-footed goose (Non-breeding) * A046a *Branta bernicla bernicl* Dark-bellied brent goose (Non-breeding) * A050 *Anas penelope* Eurasian wigeon (Non-breeding) * A081 *Circus aeruginosus* Eurasian marsh harrier (Breeding) * A084 *Circus pygargus* Montagu's harrier (Breeding) * A132 *Recurvirostra avosetta* Pied avocet (Breeding) * A143 *Calidris canutus* Red knot (Non-breeding) * A191 *Sterna sandvicensis* Sandwich tern (Breeding) * A193 *Sterna hirundo* Common tern (Breeding) * A195 *Sterna albifrons* Little tern (Breeding) * Waterbird assemblage | Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;   * The extent and distribution of the habitats of the qualifying features * The structure and function of the habitats of the qualifying features * The supporting processes on which the habitats of the qualifying features rely * The population of each of the qualifying features, and, * The distribution of the qualifying features within the site. |
| North Norfolk Coast Ramsar [[20]](#footnote-20) | This low-lying barrier coast site extends for 40 km from Holme to Weybourne and encompasses a variety of habitats including intertidal sands and muds, saltmarshes, shingle, and sand dunes, together  with areas of land-claimed freshwater grazing marsh and reedbed, which is developed in front of rising land. Both freshwater and marine habitats support internationally important numbers of wildfowl in winter and several nationally rare breeding birds. The sandflats, sand dune, saltmarsh, shingle and saline lagoons habitats are of international importance for their fauna, flora and geomorphology. | * 98462 waterfowl * Sandwich tern *Sterna (Thalasseus) sandvicensis sandvicensis* * Common tern *Sterna hirundo hirundo* * Little tern *Sterna albifrons albifrons* * Red knot *Calidris canutus islandica* * Pink-footed goose *Anser brachyrhynchus* Dark-bellied brent goose, *Branta bernicla* bernicla * Eurasian wigeon *Anas Penelope* * Northern pintail *Anas acuta* | N/A |
| Norfolk Valley Fens SAC [[21]](#footnote-21) [[22]](#footnote-22) [[23]](#footnote-23) | This site comprises a series of valley-head spring-fed fens. Such spring-fed flush fens are very rare in the lowlands. | * H4010 Northern Atlantic wet heaths with *Erica tetralix*; Wet heathland with cross-leaved heath * H4030 European dry heaths * H6210 Semi-natural dry grasslands and scrubland facies: on calcareous substrates (*Festuco-Brometalia*); Dry grasslands and scrublands on chalk or limestone * H6410 *Molinia* meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*); Purple moor-grass meadows * H7210 Calcareous fens with *Cladium mariscus* and species of *the Caricion davallianae*; Calcium-rich fen dominated by great fen sedge (saw sedge) * H7230 Alkaline fens; Calcium-rich springwater-fed fens * H91E0 Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion, Alnion incanae, Salicion albae*); Alder woodland on floodplains * S1014 *Vertigo angustior* Narrow-mouthed whorl snail * S1016 *Vertigo moulinsiana* Desmoulin`s whorl snail | Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:   * The extent and distribution of qualifying natural habitats and habitats of qualifying species * The structure and function (including typical species) of qualifying natural habitats * The structure and function of the habitats of qualifying species * The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely * The populations of qualifying species, and, * The distribution of qualifying species within the site. |
| Winternton-Horsey Dunes SAC [[24]](#footnote-24) [[25]](#footnote-25) | This site consists of an extensive dune system supporting acidic plant communities. It contains well-developed areas of dune heath, slacks and dune grassland merging into grazing marsh and downy birch *Betula pubescens* woodland | * H2110 Embryonic shifting dunes * H2120 Shifting dunes along the shoreline with *Ammophila arenaria* ("white dunes"); Shifting dunes with marram * H2150 Atlantic decalcified fixed dunes (*Calluno-Ulicetea*) * H2190 Humid dune slacks | Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;   * The extent and distribution of the qualifying natural habitats * The structure and function (including typical species) of the qualifying natural habitats, and, * The supporting processes on which the qualifying natural habitats rely |
| Great Yarmouth North Denes SPA [[26]](#footnote-26) [[27]](#footnote-27) | The Great Yarmouth North Denes proposed SPA contains two component areas, the Great Yarmouth North Denes actively acreting low dune system and beach, together with the beach and foredune ridge at Winterton-Horsey Dunes. | * A195 *Sterna albifrons* Little tern (Breeding) | Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;   * The extent and distribution of the habitats of the qualifying features * The structure and function of the habitats of the qualifying features * The supporting processes on which the habitats of the qualifying features rely * The population of each of the qualifying features, and, * The distribution of the qualifying features within the site. |
| Broadland SPA [[28]](#footnote-28) [[29]](#footnote-29) [[30]](#footnote-30) | The Broads are a low-lying area of wetland which connects to a variety  of river systems. The calcareous fens present in The Broads is the  largest example in the UK and forms a priority feature of the site. The natural eutrophic lakes support one of the richest collections of rare and local aquatic species in the UK.  Supports a number of Annex 2 species including Desmoulin’s whorl snail *Vertigo moulinsiana*, otter *Lutra lutra* and fen orchid *Liparis loeselii.*  Supports large populations of rare plants and invertebrates including  nine British Red Data Book plants and 136 British Red Data Book invertebrates | * A021 *Botaurus stellaris* Great bittern (Breeding) * A037 *Cygnus columbianus bewickii* Bewick’s swan (Non-breeding) * A038 *Cygnus cygnus* Whooper swan (Non-breeding) * A050 *Anas penelope* Eurasian wigeon (Non-breeding) * A051 *Anas strepera* Gadwall (Non-breeding) * A056 *Anas clypeata* Northern shoveler (Non-breeding) * A081 *Circus aeruginosus* Eurasian marsh harrier (Breeding) * A082 *Circus cyaneus* Hen harrier (Non-breeding) * A151 *Philomachus pugnax* Ruff (Non-breeding) | Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:   * The extent and distribution of the habitats of the qualifying features * The structure and function of the habitats of the qualifying features * The supporting processes on which the habitats of the qualifying features rely * The population of each of the qualifying features, and, * The distribution of the qualifying features within the site. |
| Broadland Ramsar |  | * H7210 Calcareous fens with *Cladium mariscus* and species of the *Caricion davallianae* Calcium-rich fen dominated by great fen sedge (saw sedge) * H7230 Alkaline fens Calcium-rich springwater-fed fens * H91E0 Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion, Alnion incanae, Salicion albae)* Alder woodland on floodplains * S1016 *Vertigo moulinsiana* Desmoulin’s whorl snail * S1355 *Lutra lutra* Otter * S1903 *Liparis loeselii* Fen orchid * Tundra swan *Cygnus columbianus* bewickii * Eurasian wigeon *Anas Penelope* * Gadwall *Anas strepera strepera* * Northern shoveler *Anas clypeata* | N/A |
| Breydon Water SPA [[31]](#footnote-31) [[32]](#footnote-32)  UK9009181A | Breydon Water SPA includes both marine areas (ie. land covered continuously or intermittently by tidal waters) and land which is not subject to tidal influence. | * A037 *Cygnus columbianus bewickii* Bewick’s swan (Non-breeding) * A132 *Recurvirostra avosetta* Pied avocet (Non-breeding) * A140 *Pluvialis apricaria* European golden plover (Non-breeding) * A142 *Vanellus vanellus* Northern lapwing (Non-breeding) * A151 *Philomachus pugnax* Ruff (Non-breeding) * A193 *Sterna hirundo* Common tern (Breeding) * Waterbird assemblage | Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;   * The extent and distribution of the habitats of the qualifying features * The structure and function of the habitats of the qualifying features * The supporting processes on which the habitats of the qualifying features rely * The population of each of the qualifying features, and, * The distribution of the qualifying features within the site. |
| The Broads SAC  UK0013577 | The Broads are a low-lying area of wetland which connects to a variety of river systems. The calcareous fens present in The Broads is the largest example in the UK and forms a priority feature of the site. The natural eutrophic lakes supports one of the richest collections of rare and local Aquatic species in the UK.  The site supports numerous Annex 1 bird species during breeding seasons as well as supporting overwintering birds.  Supports a number of Annex 2 species including Desmoulin’s whorl  snail *Vertigo moulinsiana*, otter *Lutra lutra* and fen orchid *Liparis loeselii*.  Supports large populations of rare plants and invertebrates including nine British Red Data Book plants  and 136 British Red Data Book invertebrates.  Site area: 5889.43 ha | * H3140 Hard oligo-mesotrophic waters with benthic vegetation of *Chara* spp; Calcium-rich nutrient-poor lakes, lochs and pools * H3150 Natural eutrophic lakes with *Magnopotamion* or *Hydrocharition-*type vegetation; Naturally nutrient-rich lakes or lochs which are often dominated by pondweed * H6410 *Molinia* meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*); Purple moor-grass meadows * H7140 Transition mires and quaking bogs; Very wet mires often identified by an unstable `quaking` surface * H7210 Calcareous fens with *Cladium mariscus* and species of the *Caricion davallianae*; Calcium-rich fen dominated by great fen sedge (saw sedge) * H7230 Alkaline fens; Calcium-rich springwater-fed fens * H91E0 Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion, Alnion incanae, Salicion albae*); Alder woodland on floodplains * S1016 *Vertigo moulinsiana* Desmoulin`s whorl snail * S1355 *Lutra lutra* Otter * S1903 *Liparis loeselii* Fen orchid * S4056 *Anisus vorticulus* Little whorlpool ram's-horn snail | Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;   * The extent and distribution of qualifying natural habitats and habitats of qualifying species * The structure and function (including typical species) of qualifying natural habitats * The structure and function of the habitats of qualifying species * The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely * The populations of qualifying species, and, * The distribution of qualifying species within the site. |

1. See <https://www.southnorfolkandbroadland.gov.uk/planning/planning-applications/apply/south-norfolk-green-infrastructure-recreational-avoidance-mitigation-strategy> [↑](#footnote-ref-1)
2. If the site is within or adjacent to an internationally designated site bespoke recreational disturbance mitigation measures may also be required. A bespoke HRA will also be required to assess other potential impacts e.g from noise/vibration and hydrology. [↑](#footnote-ref-2)
3. Potential recreational impacts include disturbance to breeding birds/wintering/passage birds; disturbance to non-avian interest; trampling/erosion; increased fire risk; eutrophication, and cod contamination (see Table 1. [Panter, Liley and Lowen, 2017](https://www.footprint-ecology.co.uk/reports/Panter%20et%20al.%20-%202017%20-%20Visitor%20surveys%20at%20European%20Protected%20Sites%20across.pdf)). [↑](#footnote-ref-3)
4. RAMS Tariff: 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. In 2024 the tariff was set at £293.53 per new dwelling to be secured by planning obligation, with per bedspace equivalents for tourist accommodation and student accommodation units. The tariff will be index-linked for future years. [↑](#footnote-ref-4)
5. 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)](https://www.southnorfolkandbroadland.gov.uk/asset-library/imported-assets/recreational-provision-in-residential-development-supplementary-planning-document-spd.pdf) and secured as a planning obligation. [↑](#footnote-ref-5)
6. <http://publications.naturalengland.org.uk/file/5250790146965504> [↑](#footnote-ref-6)
7. <http://publications.naturalengland.org.uk/file/4973014479536128> [↑](#footnote-ref-7)
8. <http://publications.naturalengland.org.uk/file/5048975426322432> [↑](#footnote-ref-8)
9. Breckland SAC Citation <http://publications.naturalengland.org.uk/file/6216271045591040> [↑](#footnote-ref-9)
10. Breckland SAC Conservation Objectives Supplementary Advice <http://publications.naturalengland.org.uk/file/6754976231849984> [↑](#footnote-ref-10)
11. Breckland SAC Conservation Objectives <http://publications.naturalengland.org.uk/file/6441039158312960> [↑](#footnote-ref-11)
12. The Wash SPA Citation <http://publications.naturalengland.org.uk/file/5834437967216640> [↑](#footnote-ref-12)
13. The Wash SPA Conservation Objectives <http://publications.naturalengland.org.uk/file/4748062010638336> [↑](#footnote-ref-13)
14. <http://publications.naturalengland.org.uk/file/5213489320951808> [↑](#footnote-ref-14)
15. <http://publications.naturalengland.org.uk/file/5068730392379392> [↑](#footnote-ref-15)
16. Information Sheet on Ramsar Wetlands – The Wash <https://jncc.gov.uk/jncc-assets/RIS/UK11072.pdf> [↑](#footnote-ref-16)
17. North Norfolk Coast SAC Citation <http://publications.naturalengland.org.uk/file/5787922582208512> [↑](#footnote-ref-17)
18. North Norfolk Coast SAC Conservation Objectives <http://publications.naturalengland.org.uk/file/5187288007180288> [↑](#footnote-ref-18)
19. North Norfolk Coast SPA Citation <http://publications.naturalengland.org.uk/file/4548204783730688> [↑](#footnote-ref-19)
20. Information Sheet on Ramsar Wetlands – North Norfolk Coast Ramsar <https://jncc.gov.uk/jncc-assets/RIS/UK11048.pdf> [↑](#footnote-ref-20)
21. Norfolk Valley Fens SAC Citation <http://publications.naturalengland.org.uk/file/5011049535242240> [↑](#footnote-ref-21)
22. Norfolk Valley Fens SAC Conservation Objectives <http://publications.naturalengland.org.uk/file/4744233475112960> [↑](#footnote-ref-22)
23. Norfolk Valley Fens SAC Conservation Objectives Supplementary Advice <http://publications.naturalengland.org.uk/file/5508865827536896> [↑](#footnote-ref-23)
24. Winterton-Horsey Dunes SAC Citation <http://publications.naturalengland.org.uk/file/6601602358050816> [↑](#footnote-ref-24)
25. Winterton-Horsey Dunes SAC Conservation Objectives <http://publications.naturalengland.org.uk/file/6564347065401344> [↑](#footnote-ref-25)
26. Great Yarmouth North Denes SPA Citation <http://publications.naturalengland.org.uk/file/5943369930899456> [↑](#footnote-ref-26)
27. Great Yarmouth North Denes SPA Conservation Objectives <http://publications.naturalengland.org.uk/file/6450939770961920> [↑](#footnote-ref-27)
28. Broadland SPA Citation <http://publications.naturalengland.org.uk/file/6411704506253312> [↑](#footnote-ref-28)
29. Broadland SPA Conservation Objectives <http://publications.naturalengland.org.uk/file/5433101912375296> [↑](#footnote-ref-29)
30. Broadland SPA Conservation Objectives Supplementary Advice <http://publications.naturalengland.org.uk/file/4516754755944448> [↑](#footnote-ref-30)
31. Breydon Water SPA Citation <http://publications.naturalengland.org.uk/file/6031456824459264> [↑](#footnote-ref-31)
32. Breydon Water SPA Conservation Objectives <http://publications.naturalengland.org.uk/file/4822248376762368> [↑](#footnote-ref-32)