



CHET

NEIGHBOURHOOD PLAN

Strategic Environmental
Assessment and Habitats
Regulation Assessment
2023



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1 INTRODUCTION

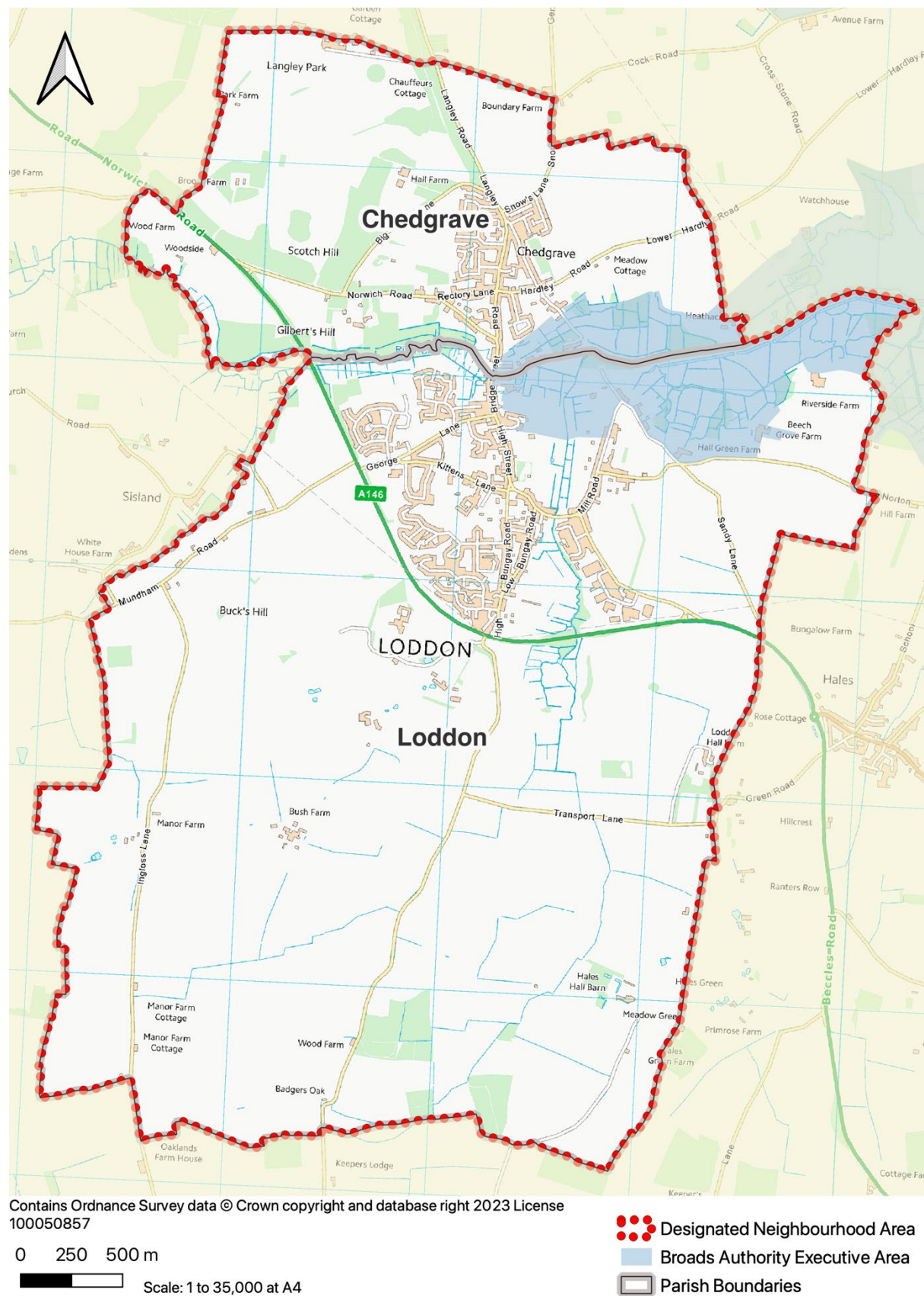
1. Loddon Parish Council and Chedgrave Parish Council are preparing a Neighbourhood Plan together, known as CNP throughout this document. The plan is called the Chet Neighbourhood Plan because both villages are separated by the River Chet. The planning period will be 2022-2038. The designated area (**See Figure 1**) is located within South Norfolk District Council and the Broads Authority area. [Collective Community Planning](#) has been appointed by the parish councils to consider whether there is a need for a Strategic Environmental Assessment (SEA) to be undertaken on CNP. This is required under European Directive 2001/42/EC (the SEA Directive), transposed into UK law through the SEA Regulations¹.
2. SEA may be required for a Neighbourhood Plan if it is likely to have significant environmental effects. A Sustainability Appraisal (SA) is like an SEA but includes assessment of the likely significant effects of a plan or programme on economic and social factors, as well as environmental factors. Planning Practice Guidance (PPG) clarifies that there is no legal requirement for a Neighbourhood Plan to be subject to a SA, but that SA can be used to demonstrate how the plan will contribute to sustainable development.
3. This report will also determine whether or not the contents of the Neighbourhood Plan require a Habitats Regulations Assessment (HRA) in accordance with Article 6 (3) of the EU Habitats Directive² and with Regulation 105 of the Conservation of Habitats and Species Regulations 2017³. A HRA would be required when the implementation of the contents of the Neighbourhood Plan are likely to cause significant negative effects on a designated protected European Site (Natura 2000 sites).

¹ The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633), as amended by the Environmental Assessment and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232). It should be noted that the purpose of the amendments to the SEA Regulations is to ensure that the law functions correctly after the UK has left the European Union. No substantive changes are made to the way the SEA regime operates.

² [EUR-Lex - 31992L0043 - EN - EUR-Lex \(europa.eu\)](#)

³ [The Conservation of Habitats and Species Regulations 2017 \(legislation.gov.uk\)](#)

Figure 1: Designated Neighbourhood Area



2 SEA SCREENING

2.1 SCOPE OF THE CHET NEIGHBOURHOOD PLAN

4. A draft (Regulation 14) version of CNP is currently being prepared. It is intended that this is subject to public consultation in 2023.
5. CNP includes a vision for the long-term future of Chet, along with aims to support delivery of this vision. The current draft vision is:

“To improve the quality of Loddon and Chedgrave as places in which to live, work, access services and undertake leisure activities.”

6. The draft plan currently includes seven specific aims to deliver this vision:
 - Working towards net zero carbon emissions
 - Ensuring homes meet local need, are of good quality, well-maintained and attractive
 - Protecting our green spaces and providing more places where wildlife can flourish
 - Promoting employment opportunities, local shops, and businesses
 - Enhancing leisure and sports facilities
 - Ensuring there is adequate infrastructure to meet community needs
 - Protecting Loddon’s and Chedgrave’s heritage and landscape
7. CNP will have a range of non-strategic planning policies to realise and deliver the above vision and aims. This includes policies:
 - Which require new development to demonstrate how they have incorporated improving energy efficiency and sustainable design practices (Policy 1) including the location of electric vehicle charging points on site (Policy 2);
 - Ensuring proposals will have due regard to surface water flooding and the incorporation of SuDS (Policy 3);
 - To ensure affordable housing delivered will meet the local need (Policy 4);
 - To ensure the housing mix on new development sites meets local need (Policy 5);
 - To achieve high quality design with the input of the Loddon and Chedgrave design codes/guide, that reinforces and complements local distinctiveness (Policy 6);
 - A focus for protection on biodiversity enhancement (Policy 7);
 - To protect local green spaces within the plan area for future enjoyment (Policy 8);
 - Identifying important local views in Chet to protect;
 - Supporting employment growth within new commercial uses or the expansion of existing premises (Policy 9), protecting key employment sites (Policy 10) and supporting new retail and leisure uses within the High Street of Loddon (Policy 11);

- Supporting the improved access to the waterway for boats at Loddon Staithe (Policy 12);
- Ensuring proposals that include or are adjacent to the Public Rights of Way protect or incorporate these into the scheme (Policy 13);
- Ensure development is designed to ensure good connectivity to existing community facilities within the area (Policy 14) and the existing walking and cycling network (Policy 15);
- Ensure development proposals have particular regard to the Loddon and Chedgrave conservation areas (Policy 16).

8. The plan does not allocate land for development.

3 BASELINE INFORMATION

9. This section summarises baseline information for the CNP area, drawing on the Evidence Base.

3.1 CONTEXT

10. The parishes of Loddon and Chedgrave fall on the boundary between South Norfolk Council and the Broads Authority. The two villages are separated by the River Chet. However, the centres of Loddon and Chedgrave are within easy walking distance, only a few hundred yards apart. The estimated population of Loddon in mid-2020 was 3045 and that of Chedgrave was 1004 (ONS, 2021). Both parishes had similar proportions of under-18s (18.5% and 17.2%, respectively in 2019), but the proportion of over 70s was greater in Chedgrave (30.2%) than Loddon (18.6%) in 2019.
11. The combined population of the two parishes, together with that of surrounding villages, is sufficient to sustain an important range of services (three schools – Loddon Infant and Nursery School; Loddon Junior School; and Hobart High School, Loddon; nurseries; a medical practice and an associated dental practice; two pharmacies; two undertakers; and a Norfolk County Council library). The population also supports: two Anglican churches and an active Roman Catholic congregation; several pubs, cafés and other food outlets; a wide variety of shops and other high street businesses; and light industry and commerce.
12. Loddon and Chedgrave are situated between Norwich and Beccles, with Lowestoft/ Great Yarmouth further on, being around 11 miles south-east of Norwich, 8 miles from Beccles and 17 miles from Lowestoft. Road connections using the A146 are reasonable; Norwich should take 20 minutes or so by car, though the journey times are unpredictable. Road connections to Norwich and Lowestoft via the A146 are good, and there is a regular bus services between these major centres. Community transport is also available for bespoke journeys, such as medical. This is provided locally by BACT which is based in Bungay.
13. Tourism and leisure are important aspects to the area's economy and help support local service provision. Both villages are the base for a large variety of leisure activities, including many clubs and societies, including those promoting sports and other activities to support health and wellbeing. River Chet is also a popular aspect of the areas tourism and recreational activities around the marina/boatyards and hiring boats is a feature one can see often.
14. The area has no statutory designated sites but there are several important designations adjacent including The Broads, Broadland, and Hardley Flood. There are five County Wildlife Sites within the area and a few adjacent. There are a number of priority habitats within the area including deciduous woodland, lowland meadows, coastal and floodplain grazing marsh and purple moor and grass pastures. Both villages are surrounded by undulating countryside which is mainly used for agricultural purposes. The area around the Broads falls with the Chet Valley Landscape Area and

the area falling within the South Norfolk Landscape is identified as the Chet Tributary Farmland character area.

15. Loddon and Chedgrave have a Conservation Area and there is also a separate Conservation Area around the Church of All Saints. Norfolk Heritage Explorer⁴ contains a detailed account of the area's history, from prehistoric occupation, the Roman and Saxon periods, findings of 20 medieval settlement sites, to notable historic buildings that still exist today. The area has 100 listed buildings showing its historic importance.

3.2 BIODIVERSITY, FLORA AND FAUNA

16. There are no Natural England statutory designated sites in the neighbourhood area, though there are several important designations adjacent to the northeast of the boundary (**Figure 2**), this includes:

- The Broads Special Area of Conservation
- Broadland Ramsar and Special Protection Area
- Hardley Flood Site of Special Scientific Interest

17. As shown in **Figure 2** The Broads falls within the northern part of the designated area and this has equivalent status to a National Park. The Broads is part of the family of national parks, but is not a national park itself, it has the smallest geographical area of the National Park family but attracts the fourth largest numbers of visitors⁵. There are 15 national parks within the UK, and they are protected for their exceptional landscapes and wildlife⁶. The Broads is protected for interests of navigation as set out in The Broads Act 1988 and The Broads Authority 2009 Act⁷.

18. Within approximately a 2km radius there is also Poplar Farm Meadows SSSI, Tindal Wood SSSI, Ducan's Marsh, Leet Hill, Kirby Lane SSSI (**Figure 3**).

⁴ [https://www.heritage.norfolk.gov.uk/record-details?TNF414-Parish-Summary-Loddon-\(Parish-Summary\)](https://www.heritage.norfolk.gov.uk/record-details?TNF414-Parish-Summary-Loddon-(Parish-Summary)) and [https://www.heritage.norfolk.gov.uk/record-details?TNF240-Parish-Summary-Chedgrave-\(Parish-Summary\)](https://www.heritage.norfolk.gov.uk/record-details?TNF240-Parish-Summary-Chedgrave-(Parish-Summary))

⁵ [The Broads National Park // Norfolk Broads National Park \(nationalparks.uk\)](https://www.nationalparks.gov.uk/the-broads-national-park/)

⁶ [Parks - National Parks](https://www.nationalparks.gov.uk/parks/)

⁷ [Norfolk and Suffolk Broads Act 1988 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/1988/24/contents) and [Broads Authority Act 2009 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2009/12/contents)

Figure 2- Wildlife Designations and Habitats. Source: Natural England, 2019; Norfolk County Council, 2019

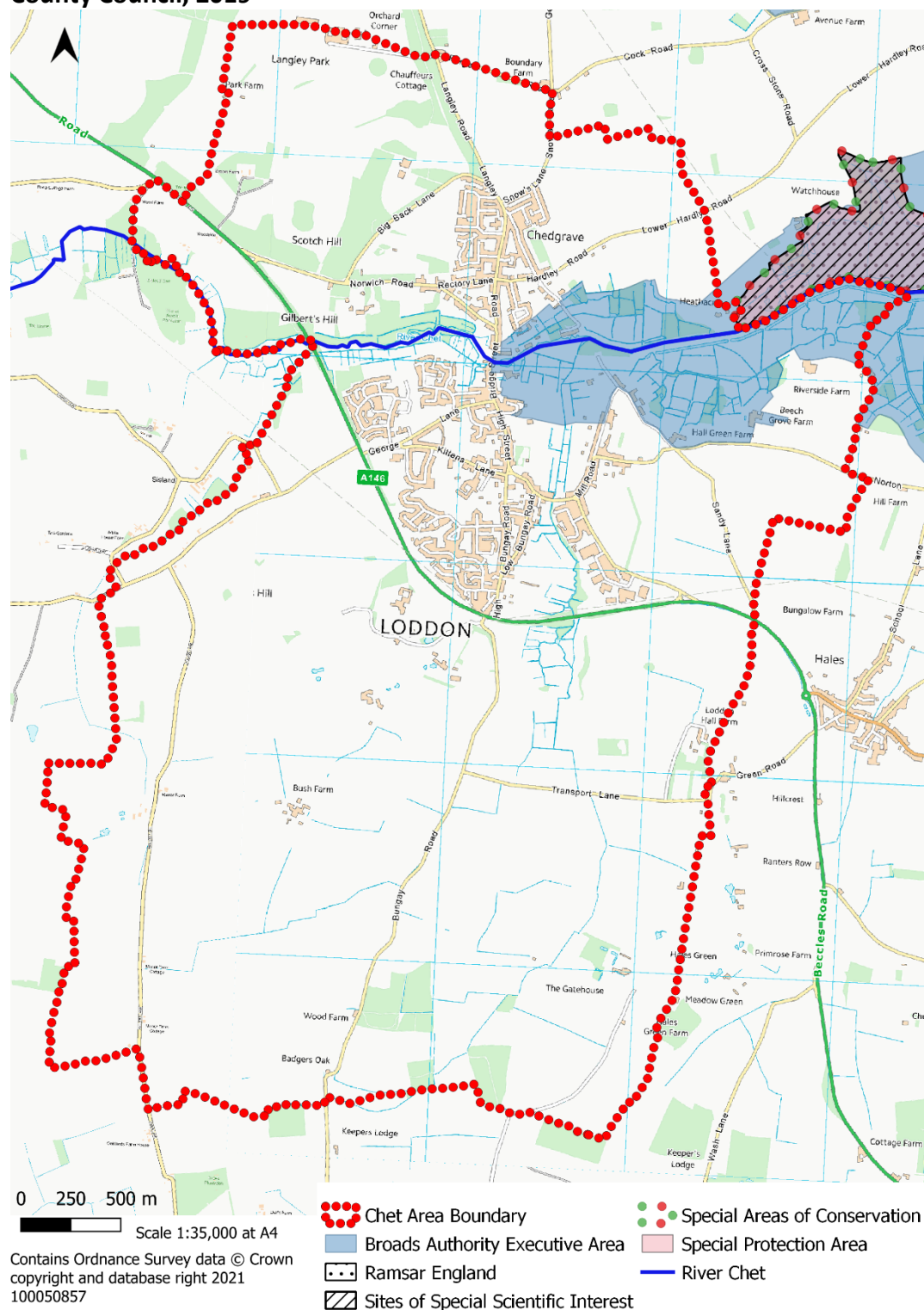
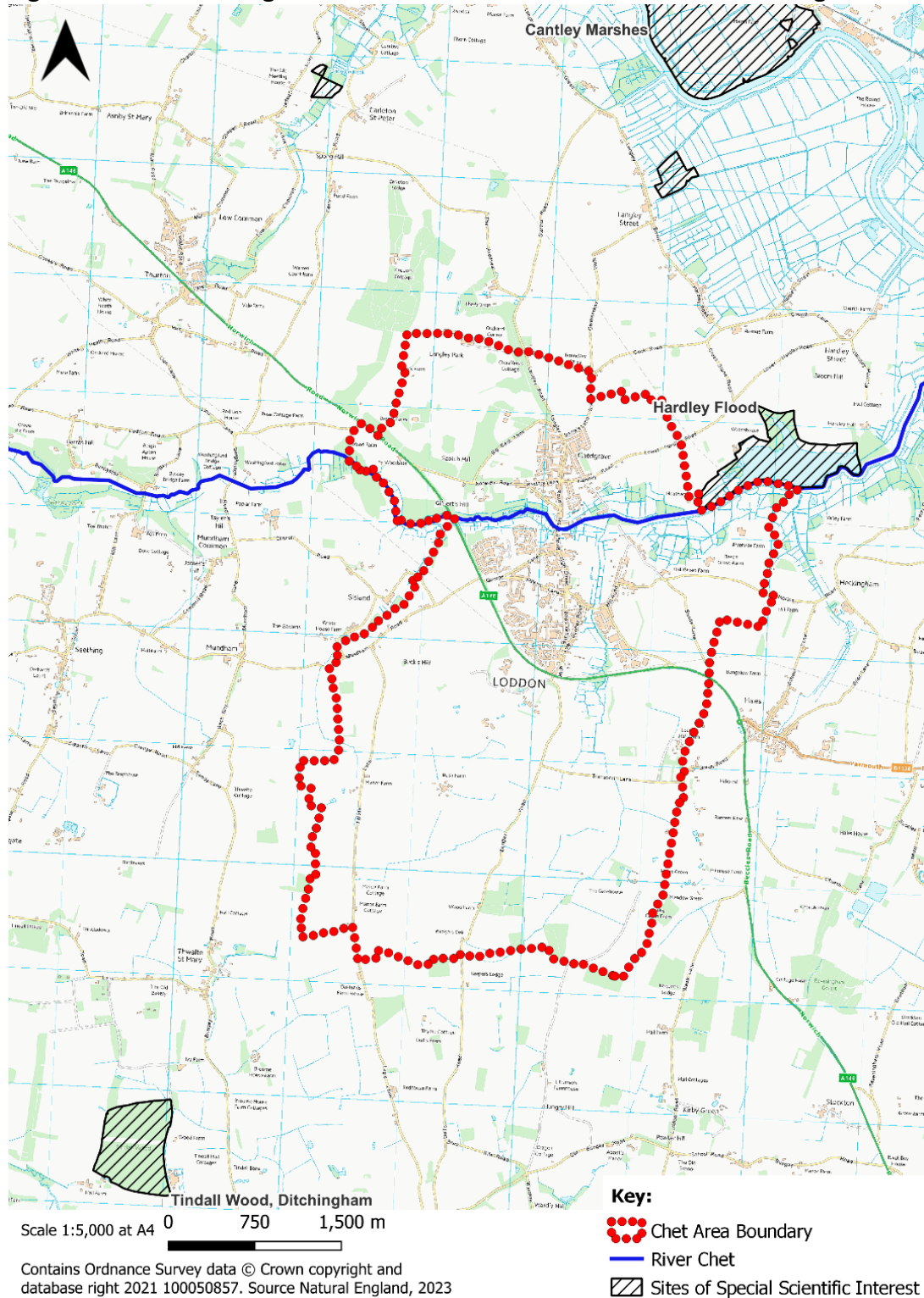


Figure 3:- Wildlife Designations and Habitats within 2km of the Chet neighbourhood area



19. **Broadland (SPA/Ramsar/SSSI/NNR)** is a low-lying wetland complex straddling the boundaries between east Norfolk and northern Suffolk in eastern England. As stated in the Ramsar overview, it is an area of “*low-lying wetland complex composed of the Bure, Yare, Thurne, and Waveney River systems of the Norfolk Broads. The mosaic of wetland habitats includes open water, reedbeds, carr woodland, grazing marsh, and fen meadow, with an extensive complex of flooded medieval peat diggings. Outstanding assemblages*

*of rare plants and invertebrates occur at the site -- amongst a rich insect fauna are nationally rare dragonflies, spiders, moths, and butterflies, and the area is a stronghold for the butterfly *Papilio machaon britannica* as well as a number of nationally rare breeding birds, including *Botaurus stellaris* and *Circus aeruginosus*. Several species of waterbirds winter there and include internationally important numbers of Bewick's swan, *Cygnus columbianus bewickii*. The region is important for recreation, tourism, agriculture, and wildlife, and there is a large conservation education centre⁸." For this site Natural England also set out a number of conservation objectives regarding maintaining or restoring the achievement of Wild Birds Directive for the qualifying features listed below⁹:*

- A021 *Botaurus stellaris*; Great bittern (Breeding)
- A037 *Cygnus columbianus bewickii*; Bewick's swan (non-breeding)
- A038 *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)

20. **The Broads (SAC)** are a series of flooded medieval peat cuttings. They lie within the floodplains of five principal river systems, known as Broadland. The area includes the river valley systems of the Bure, Yare and Waveney and their major tributaries. The distinctive open landscape comprises a complex and interlinked mosaic of wetland habitats including open water, reedbeds, carr woodland, grazing marsh, tall herb fen, transition mire and fen meadow, forming one of the finest marshland complexes in the UK. The differing types of management of the vegetation for reed, sedge and marsh hay, coupled with variations in hydrology and substrate, support an extremely diverse range of plant communities. The area is of international importance for a variety of wintering and breeding raptors and waterbirds associated with extensive lowland marshes.

21. **The Broads** contain several examples of naturally nutrient-rich lakes. Although artificial, having been created by peat digging in medieval times, these lakes and the ditches in areas of fen and drained marshlands support relict vegetation of the original Fenland flora, and collectively this site contains one of the richest assemblages of rare and local aquatic species in the UK¹⁰. For this site Natural England also set out a number of conservation objectives regarding maintaining or restoring the achievement of the Favourable Conservation Status for the qualifying features listed below¹¹:

- H3140. Hard oligo-mesotrophic waters with benthic vegetation of *Chara* spp.; Calcium-rich nutrient-poor lakes, lochs and pools

⁸ [Broadland | Ramsar Sites Information Service](#)

⁹ [European Site Conservation Objectives for Broadland SPA - UK9009253 \(naturalengland.org.uk\)](#)

¹⁰ [the-broads-sac-documents.pdf \(publishing.service.gov.uk\)](#)

¹¹ [European Site Conservation Objectives for The Broads SAC - UK0013577 \(naturalengland.org.uk\)](#)

- 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

22. **Hardley Flood (SSSI)**¹² had an area size of 48.1ha and is an area of “*shallow lagoons and reedbeds that act as a spillway for the River Chet. Breaches in the river-bank allow tidal waters to move freely between the river and the marsh. Soft muds are exposed at low tide and these attract a range of wading birds in spring and autumn while the undisturbed reedbeds support nesting wildfowl and other fenland birds, including nationally important breeding populations of Shoveler, Pochard and Gadwall.*

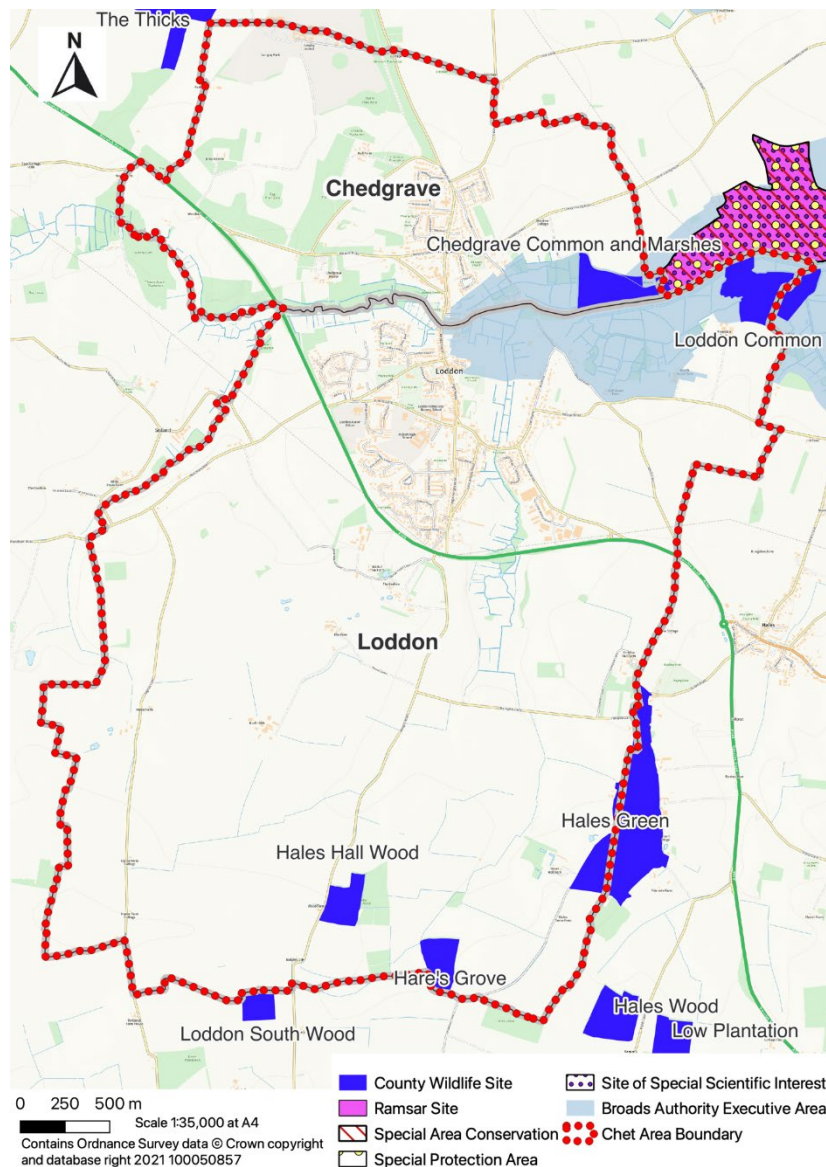
23. *The tidal lagoons are shallow and because of fluctuating levels do not contain any water plants. Swamp vegetation surrounds the lagoons, dominated by dense strands of Common Reed Phragmites australis with some Reed Sweet-grass Glyceria maxima and Great Reedmace Typha latifolia. Tall fen vegetation occurs on drier ground and this too is dominated by Common Reed with a variety of fen species present including Greater Tussock Sedge Carex paniculata, Purple Small-reed Calamagrostis canescens, Angelica Angelica sylvestris and Marsh Thistle Cirsium palustre. The locally uncommon Marsh Sow-thistle Sonchus palustris is frequent by the river-bank. The site also includes areas of Alder carr woodland, broad-leaved plantation and grassland.*

24. *Many species of duck nest in the reedbeds including Mallard, Teal, Gadwall, Shoveler, Tufted Duck, Pochard and Shelduck. Shoveler, Pochard and Gadwall are of national importance with 1% or over of the British population nesting on the site. Other breeding birds include Common Tern, Grasshopper Warbler and Reed Warbler, with Cetti's Warbler also known to nest on occasion. Many birds are attracted to the site in the winter months and Hen Harrier, Bittern, Jack Snipe, Water Rail and Bearded Tit are regular visitors. Small flocks of Bean Geese and White-fronted Geese have wintered on the flood in recent years. Three rare flies have been recorded Elachiptera unisetia, E. scrobiculata and Lonchoptera scutellata and these insects are associated with tussocks of the Greater Tussock Sedge. Otters occasionally visit.”*

¹² Hardley Flood SSSI. Source: Natural England [1000432 \(naturalengland.org.uk\)](https://naturalengland.org.uk)

25. There are five County Wildlife Sites within the neighbourhood area including Chedgrave Common and Marshes, Loddon Common, part of Hales Green, Hales Hall Wood and Hare's Grove (**Figure 4**). There are also a few adjacent or within close proximity of the neighbourhood area. These wildlife sites are not designated on a statutory basis, though they do receive a degree of protection through the planning process.

Figure 4-County Wildlife Sites

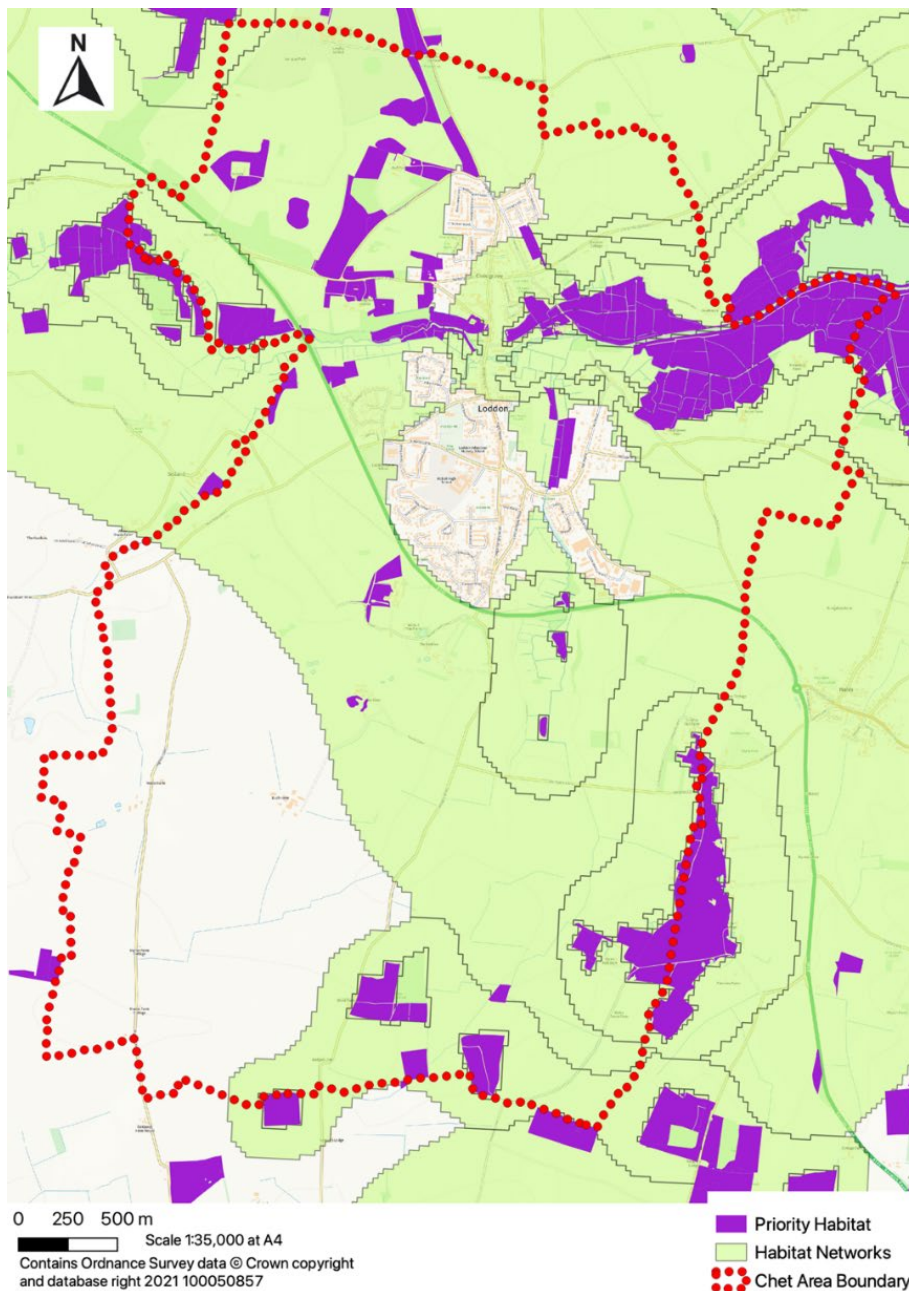


26. A significant area of the parish contains priority habitat (**Figure 5**) – those which have been identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (BAP). This includes:
- Deciduous woodland in parts of Chedgrave and the southern part of Loddon parish
 - Lowland meadows to the south-east of the plan area
 - A small area of good quality semi-improved grassland close to the lowland meadows
 - Coastal and floodplain grazing marsh within the Broads area

- Purple moor and grass pastures, also within the vicinity of the Broads
- Traditional orchards.

27. Not all of these will be protected under national designation, though they can be sensitive to development and should be considered when growth is being planned to avoid negative impacts.

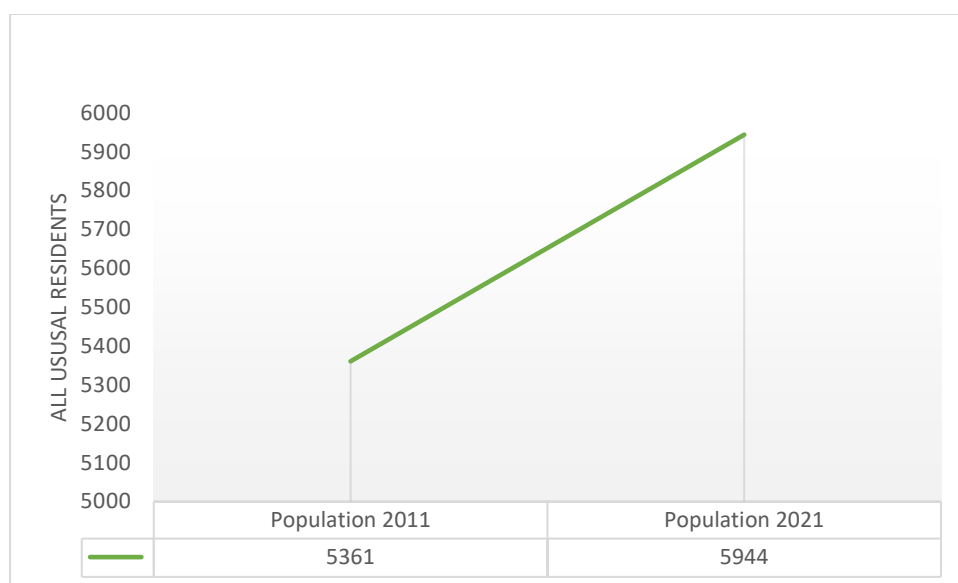
Figure 5-Habitat Networks in Chet. Source: Natural England, 2021



3.3 POPULATION

28. According to data sets by the Census in 2011 there were 5361 people living in the Loddon and Chedgrave ward area. In the observations made by the Census 2021 under different age groups this number has now increased by 583 people to 5944 showing an upward trend in **Figure 6**. This represents a percentage increase of 10.3% over the last 10 years.

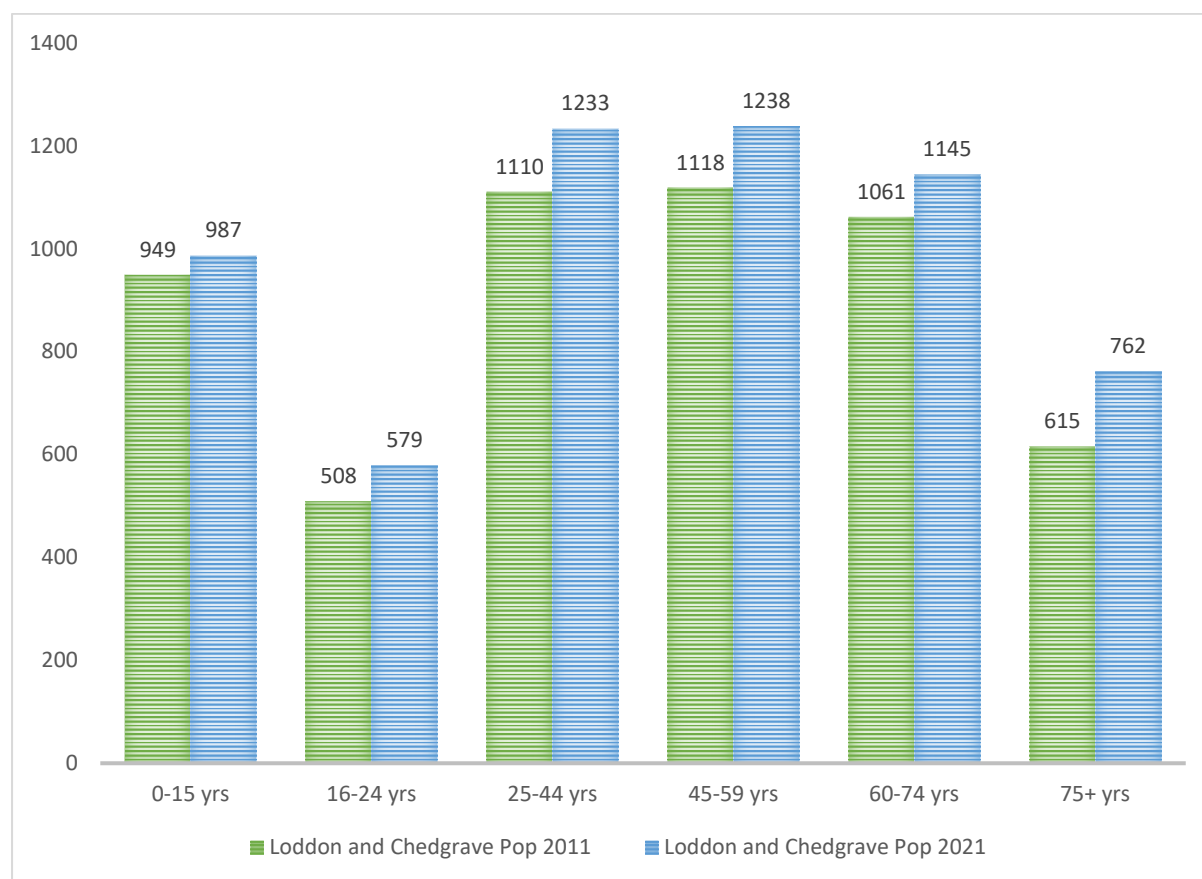
Figure 6-Total Population in Loddon and Chedgrave in 2011 and 2021



Source: Census 2011; Census 2021

29. The age structure in 2011 compared to the 2021 observations is provided in **Figure 7**. Overall, the population structure has increased slightly in all age groups with the largest increase being 75+ (increase 147 people). The population has aged, with the proportion of people in the highest age bracket, aged 75 and over, with a percentage difference of 21%. It is also worth noting that there is a slightly higher proportion of females than males in the ward areas in both 2011 and 2021 (**Figure 8**).

Figure 7-Population age structure in 2011 and 2021

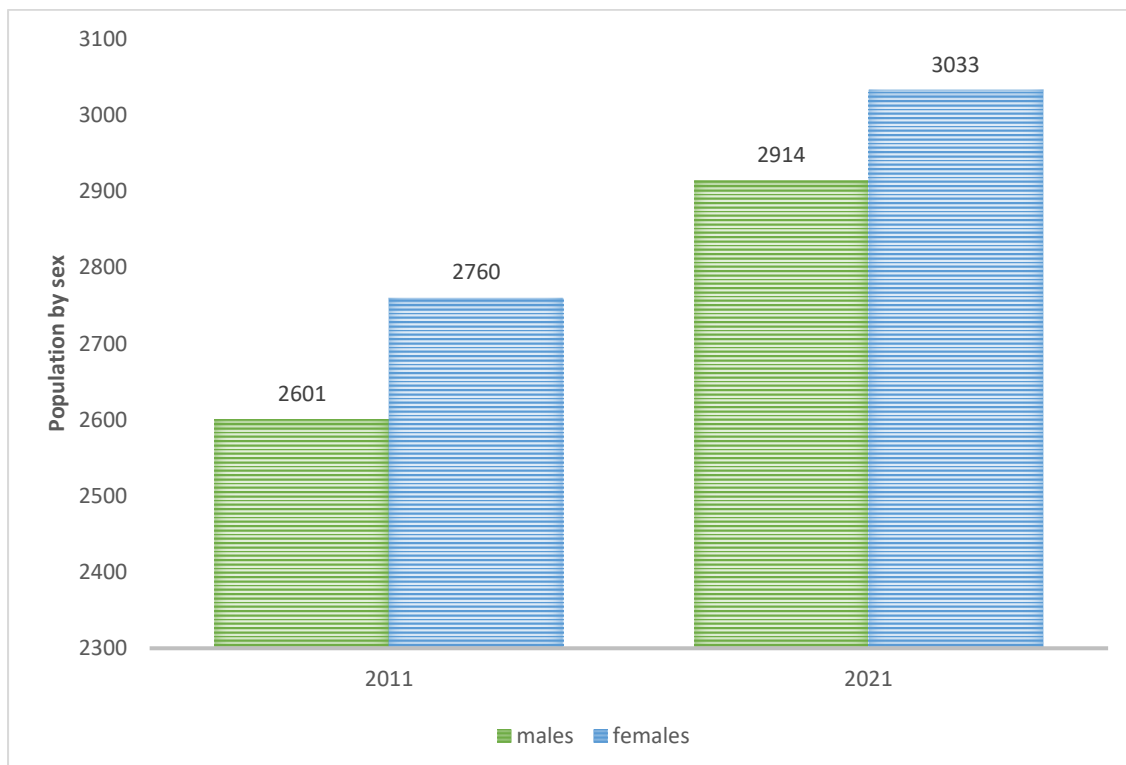


Source: Census 2011 data¹³ and Census 2021 data¹⁴

¹³ Chedgrave 2011 E0500591 and Loddon 2011 E0500592- [KS102EW \(Age structure\) - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://www.nomisweb.co.uk/census/2011/ks102ew)

¹⁴ Loddon & Chedgrave E05011880 in Census 2021 data- [Age by single year - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/ageandsex/datasets/census2021)

Figure 8-Population by sex in 2011 and 2021



Source: Census 2011 data¹⁵ and Census 2021 data¹⁶

3.4 HUMAN HEALTH

30. Provision of age-related services is likely to become an increasing consideration for the neighbourhood plan area over time as the proportion of over 65s is growing.

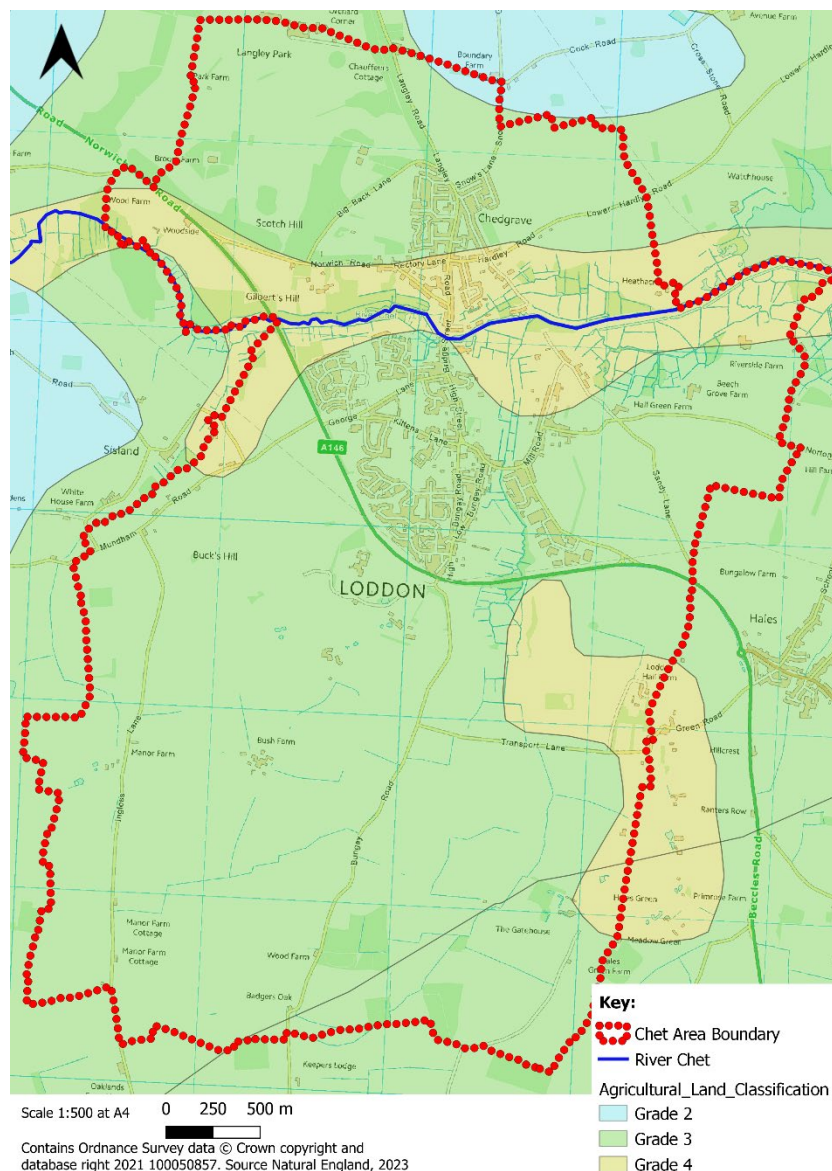
¹⁵ Chedgrave 2011 E05005915 and Loddon 2011 E05005923- [KS101EW \(Usual resident population\) - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://www.nomisweb.co.uk/datasets/ks101ew)

¹⁶ Loddon & Chedgrave E05011880 in Census 2021 data- [Sex - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/bulletins/sex/2021)

3.5 SOIL

31. The parish has a long history of farming in some parts, and areas of the parish continue to be valuable for their agricultural land, with a large majority falling into Grade 3 and a small part to the north falling into Grade 2 on the Agricultural Land Classification Scale (**Figure 9**). Parts of the area also fall into Grade 4 which is of a less valuable status. Protecting high quality soils remains important both for supporting agriculture and shaping the rural landscape character. National policy is to retain high value land such as this for its economic and other benefits. Where land of this quality is in active farming use, it could constrain future growth within the parish.

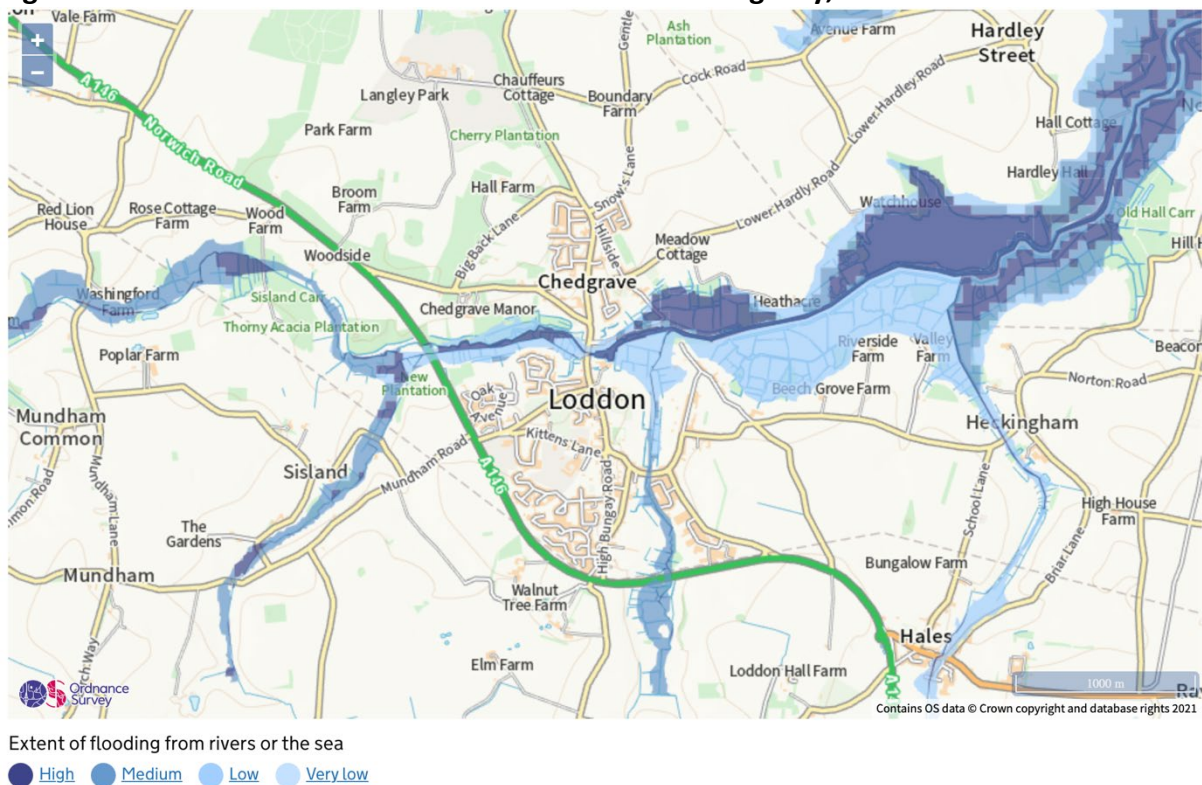
Figure 9-Agricultural Land Classification. Source: Natural England, 2023



3.6 WATER

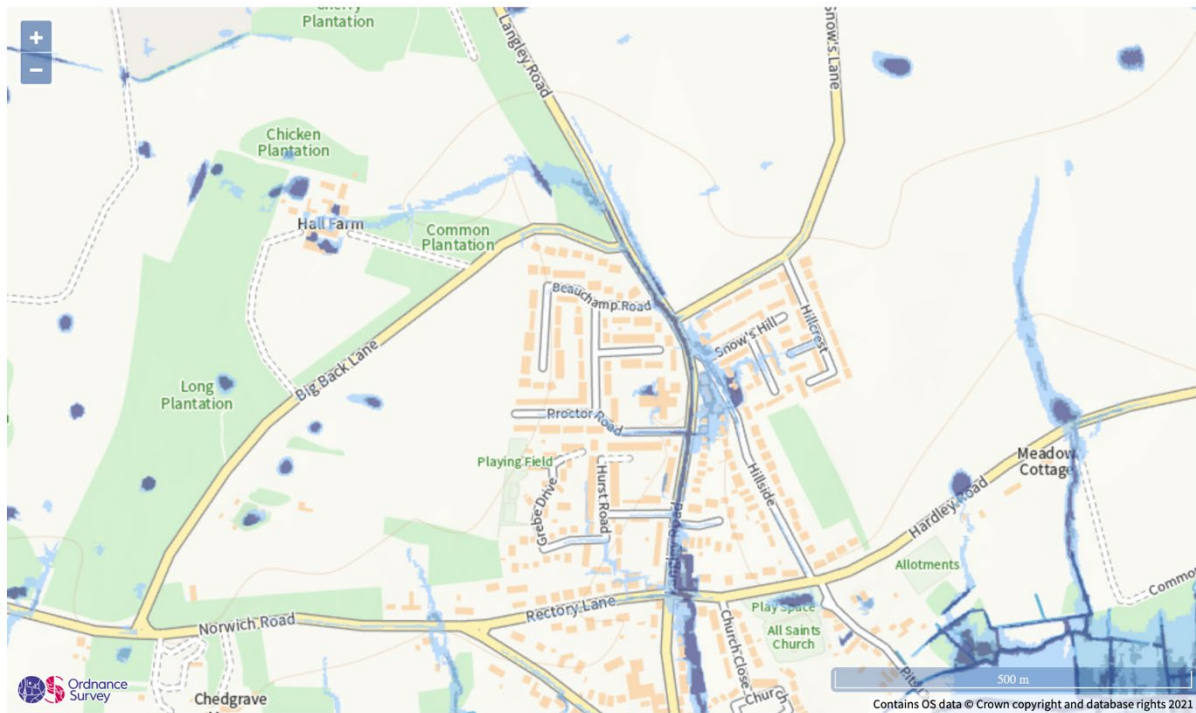
32. fluvial flood risk is an issue in parts of Loddon and Chedgrave close to the River Chet and the Broads. This can be seen on **Figure 10**, where the blue shading indicates Flood Zone 2 and 3 (medium and high risk). These flood zones have been defined following a national modelling project and are regularly updated using recorded flood extents and local modelling. The flood zones are based on the likelihood of an area flooding, with Flood Zone 1 areas least likely to flood and flood zone 3 areas more likely to. The rest of the neighbourhood area falls within Flood Zone 1 (the white areas in **Figure 10**). This means there is a less than 0.1% chance of flooding from rivers or the sea in any given year.

Figure 10-Flood Risk from Rivers. Source: Environment Agency, 2022



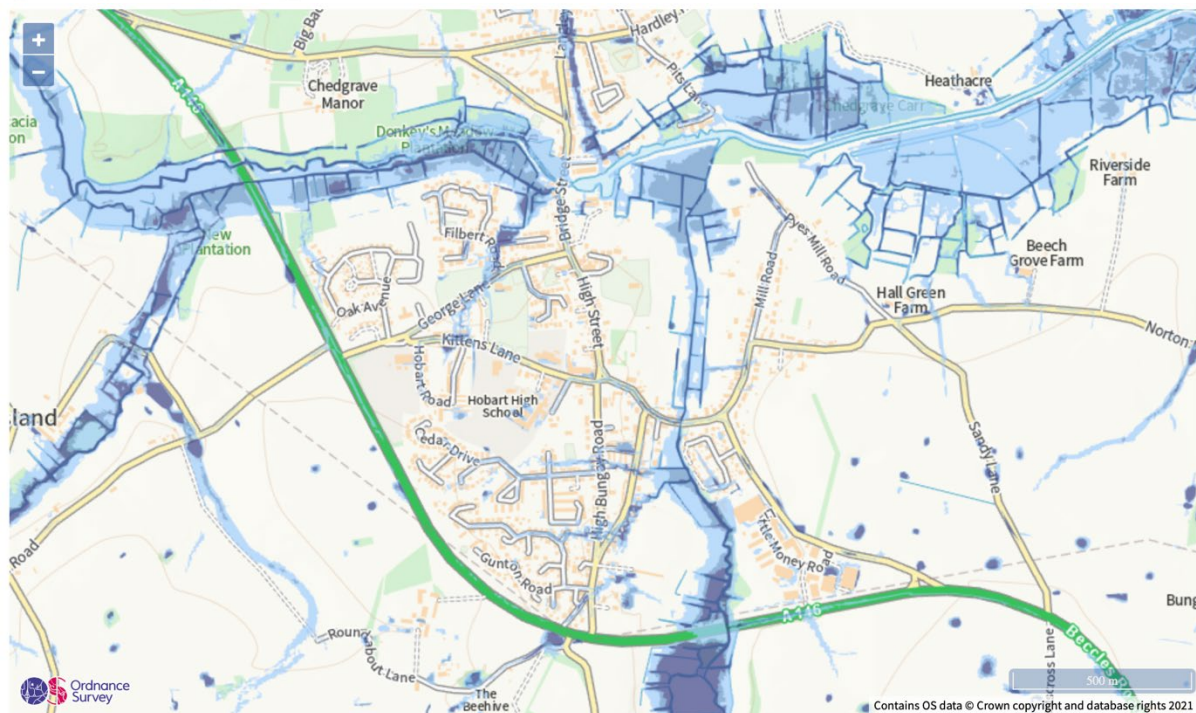
33. Surface water flooding is an issue particularly around the River Chet and its river networks. This clearly impacts part of the highway network, but also private gardens in some areas. Environment Agency modelling does not account for blocked drains or very heavy rainfall, so sites in a low-risk flood zone may still experience flooding.
34. According to flood investigation reports from the Lead Local Flood Authority there are 3 reports of internal flooding which have been investigated in Loddon, on Kittens Lane and Beccles Road. This was during 2017. There have been no reports of internal flooding in Chedgrave. In the preliminary flood risk assessment, updated in 2017, Loddon was ranked in the 5th at risk banding (out of 6) for surface water flooding, with just over 150 properties at risk from flooding in a 1 in 100-year rainfall event.

Figure 11-Surface Water Flood Risk Source: Environment Agency, 2022¹⁷



Extent of flooding from surface water

High Medium Low Very low



Extent of flooding from surface water

High Medium Low Very low

¹⁷ [Learn more about this area's flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk)

3.7 AIR AND CLIMATIC FACTORS

35. As part of the National Air Quality Strategy all local authorities are obliged to establish air quality levels in their area that meet national air quality objectives. If an area does not meet these objectives Air Quality Management Areas (AQMAs) are declared. The Joint Broadland and South Norfolk District Councils Air Quality Annual Status Report (2020) confirms that there are no Air Quality Management Areas in either districts¹⁸. This would suggest that air quality is generally not of a concern in the CNP area, and indeed the report confirms that air quality could be improved but a number of measures have been put in place to improve local air quality.

¹⁸Joint Broadland and South Norfolk District Councils Air Quality Annual Status Report (2020). Source: [Executive summary \(southnorfolkandbroadland.gov.uk\)](https://www.southnorfolkandbroadland.gov.uk/executive-summary)

3.8 MATERIAL ASSETS

36. There is reasonable access to a range of services and facilities as measured by distance, many within walking distance. The availability of local services provides good accessibility for people and provides the opportunity for many residents, and visitors, to walk or cycle. These are all accessible by walking on footways, although many of the footways are narrow, with breaks or just on one side of the road.
37. Chet has a good range of local services and relies on both residents and tourists who bring business to local traders. These meet many everyday needs and provide not only for the residents of the built-up-area, but residents in the more rural surrounding areas by serving a small local catchment, including outside of the Neighbourhood Plan area. Local service provision includes:
- Shops and places to eat-out
 - Infant, junior, and high schools
 - Places of worship
 - Medical centre, pharmacy, and dental practice
 - Library
 - Public houses
 - The industrial estate and other businesses
38. There is a high street within Loddon which continues to be busy even though the bypass has taken a majority of through traffic away from Loddon and Chedgrave; these include facilities like the post office, Boots pharmacy and other retail and food premises. North of the High Street is the marina and boatyard area which can be accessed north of the River Chet passing at Greenway Marine. There are also businesses such as the Walkin Cruisers and Gale Cruisers off Pits Lane and Loddon Campsite and Marina which all sit in close proximity boosting the visitor economy for the area. It is a thriving community with organised social/sports clubs and leisure activities on offer to residents. Actual places of activity include the allotments, skate park, play areas, playing field, tennis courts, and hockey pitch. There are a number of community venues for people to meet such as the Loddon and Chedgrave Jubilee Hall, the Library Annexe, and the Brian Clarke Room.
39. Loddon and Chedgrave are situated between Norwich and Beccles, with Lowestoft/ Great Yarmouth further on east, being around 11 miles south-east of Norwich, 8 miles from Beccles and 17 miles from Lowestoft. One major road passes through the area, which is the A146, road connections using this route are reasonable. Other roads which the parish are either B roads or residential. The A146 runs past the main built-up settlement within Loddon to the west and south. Many residents, and those visiting and using SatNav, may travel the shortest route to Chet, via the back roads. These are narrow in some places.

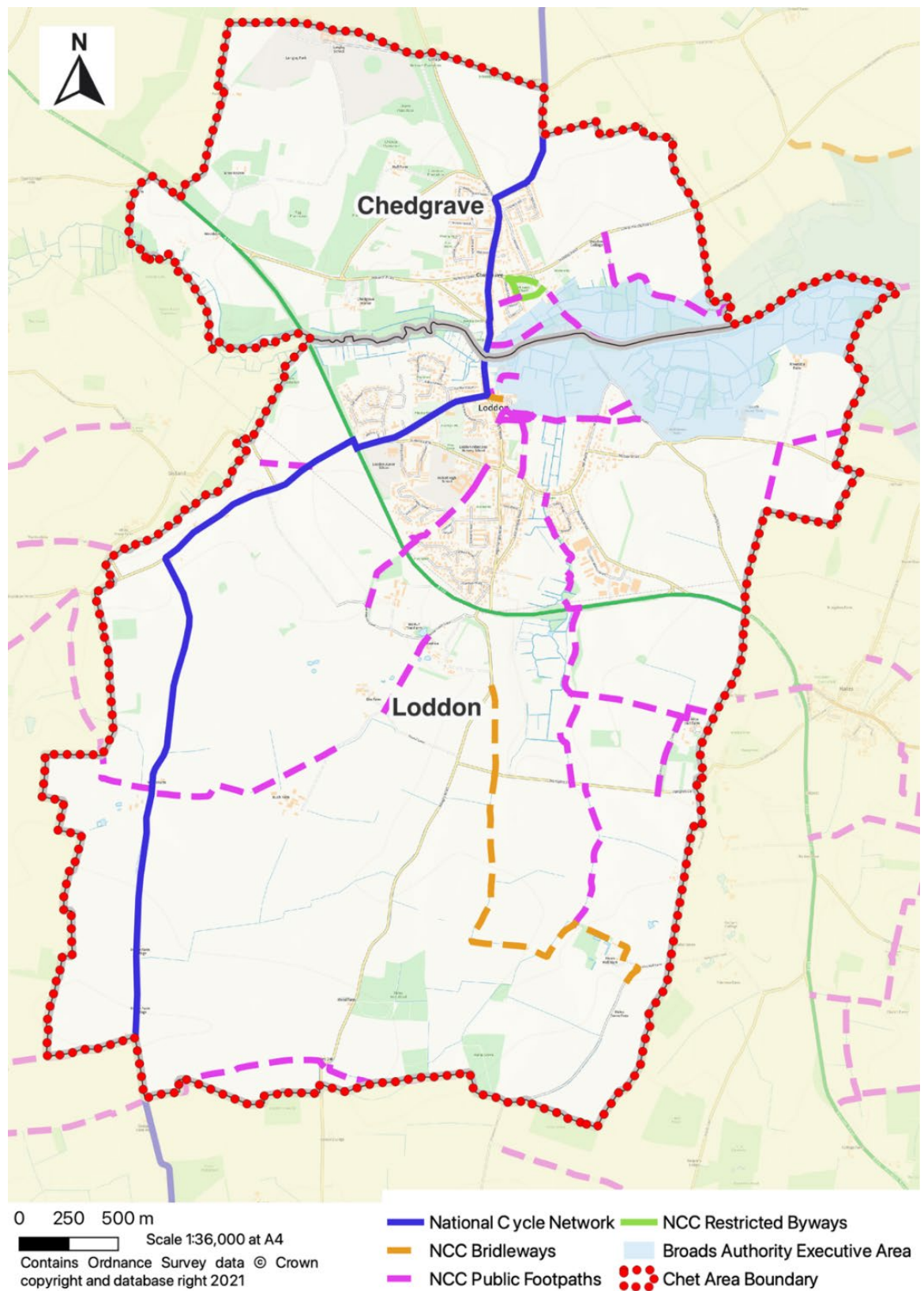
40. There have been a number of traffic casualties over the last five years which have been considered as minor or serious (2017-2021)¹⁹, particularly along the A146, the High Street and Norwich Road. one on the Riverside and one on Mill Road, which suggests that road safety is a slight issue through the area.
41. A number of bus services pass through the area, including the X21 and X22 Coastlink, these services run between Norwich and Lowestoft and pass through Chedgrave and Loddon along Hardley Road down towards the High Street. Buses running between Monday and Friday begin from 6:45am and stop by 22:27pm making these services a reasonable option for the community to pick when going about their daily lives. The X22 bus service runs twice an hour, however, the X21 shows to be less frequent on the bus timetable²⁰. The main bus stop in the area is at Church Plain in Loddon but there are a number of other stops in the area including:
- A bus shelter on the corner of Norwich Road
 - A bus stop opposite the White Horse pub
 - Stops at the marketplace on Church Plain Road and
 - Stops on High Bungay Rd.
42. Cycling around the built-up area should be reasonably attractive with 30mph and 20mph speed limits in place. The National Cycle Network Route also passes through the area, and one would need to go over the A146 at one stage to carry on south of Loddon. Chet has several public footpaths including ones which cross through the countryside. **Figure 12** illustrates the designated Public Rights of Way²¹, though there are a number of other passable bridleways through the area. The routes are fragmented in places but are mostly connected to different residential streets.

¹⁹ www.crashmap.co.uk – last five years is 2017-2021

²⁰ [Coastlink - X1|X11 & X2|X21|X22 - Norwich to Great Yarmouth & Lowestoft | First Bus](#)

²¹ Norfolk County Council, 2013 data (most recent available)

Figure 12-Public Rights of Way within Chet. Source: Norfolk County Council, 2021



3.9 HISTORIC ENVIRONMENT

43. From early times, there appears to have been two focal points in Loddon; the ford and the Medieval road by Pye's Watering. Originally, the River Chet (formerly called the River Loddon) was only navigable to Pye's Mill and, consequently this area was a larger settlement than today. The River Chet was an important trading spur off the main river system. Although outside conservation area, the discovery in 2013 of substantial remains of a Medieval boat is evidence of the importance of this part of the river system during that period. The river crossing was unreliable and regularly flooded until the construction of the mill, road and bridge in the 18th century. At the end of the 19th century a channel was dug to extend the navigable water to The Staithe.
44. It is likely that there has been a settlement at Chedgrave on the north of the River Chet since Saxon times, although an ancient burial ground discovered during the building of houses in Hillside has been dated from around 1800BC. The village grew in the 17th Century at a time when the weavers were leaving Norwich and seeking new settlements on rivers suitable for transport. By the middle of the 19th Century the village had a population of 348 yet was still distinct from Loddon. The opening of Woods, Sadd, Moore and Co. yards for wherries in 1884 and the seed merchants Cannell's & Sons in 1906, brought prosperity and employment to the village.
45. There are 100 listed buildings (see **Figure 13**) in the area including the Church of All Saints, Hales Hall, a barn south of Hales Hall and The Church of Holy Trinity, all of which are Grade I listed. Norfolk Heritage Explorer²² contains a detailed account of the area's history, from prehistoric occupation, the Roman and Saxon periods, findings of 20 medieval settlement sites, to notable historic buildings that still exist today.
46. There is also a Conservation Area which is substantial and covers the town centre of Loddon and extending into Chedgrave, plus a separate Conservation Area around the Church of All Saints (**Figure 14**). The town centre is characterised by closely built-up streets, interspersed with important open spaces, such as Church Plain.

²² [https://www.heritage.norfolk.gov.uk/record-details?TNF414-Parish-Summary-Loddon-\(Parish-Summary\)](https://www.heritage.norfolk.gov.uk/record-details?TNF414-Parish-Summary-Loddon-(Parish-Summary)) and [https://www.heritage.norfolk.gov.uk/record-details?TNF240-Parish-Summary-Chedgrave-\(Parish-Summary\)](https://www.heritage.norfolk.gov.uk/record-details?TNF240-Parish-Summary-Chedgrave-(Parish-Summary))

Figure 13- Historic Assets

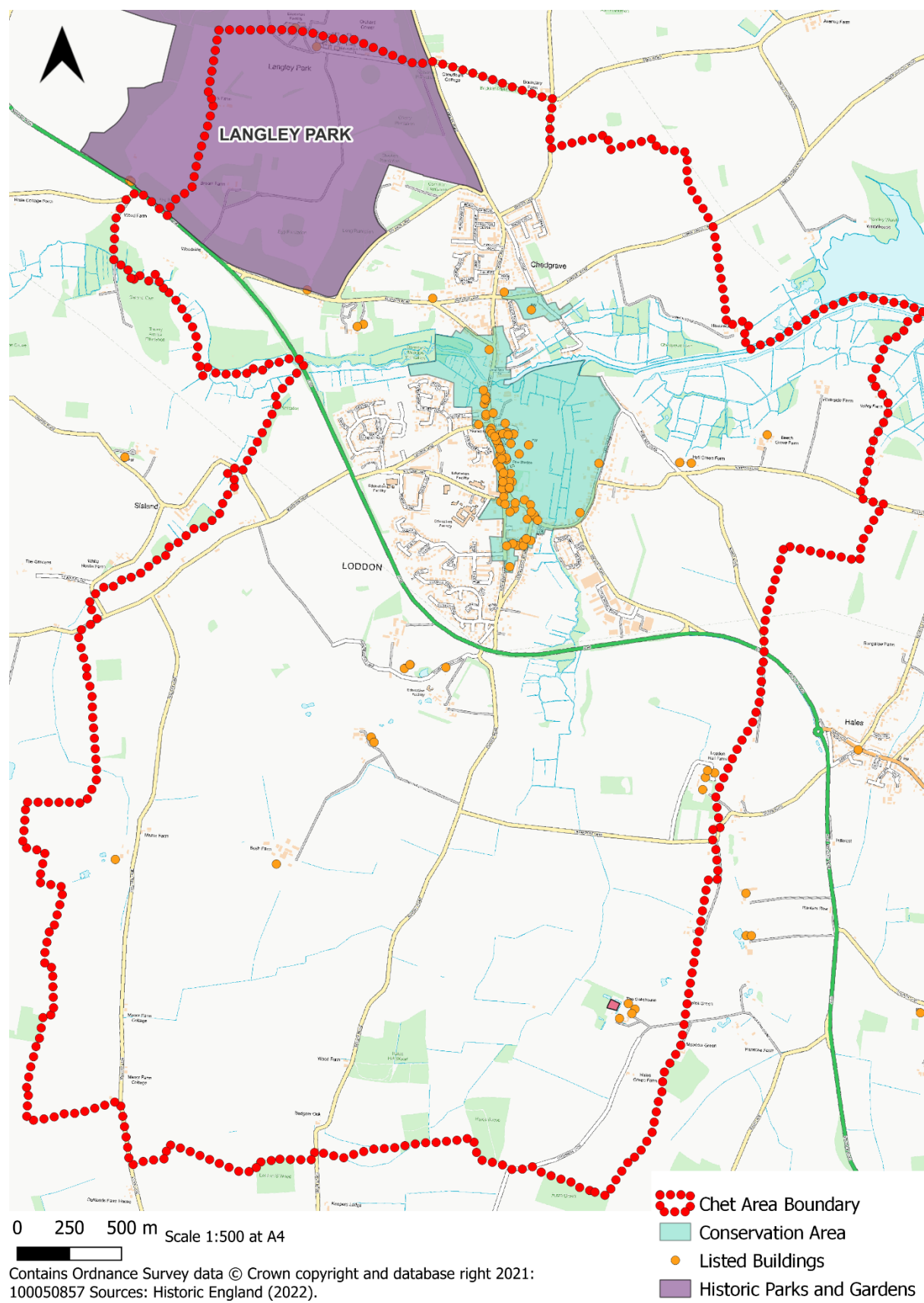
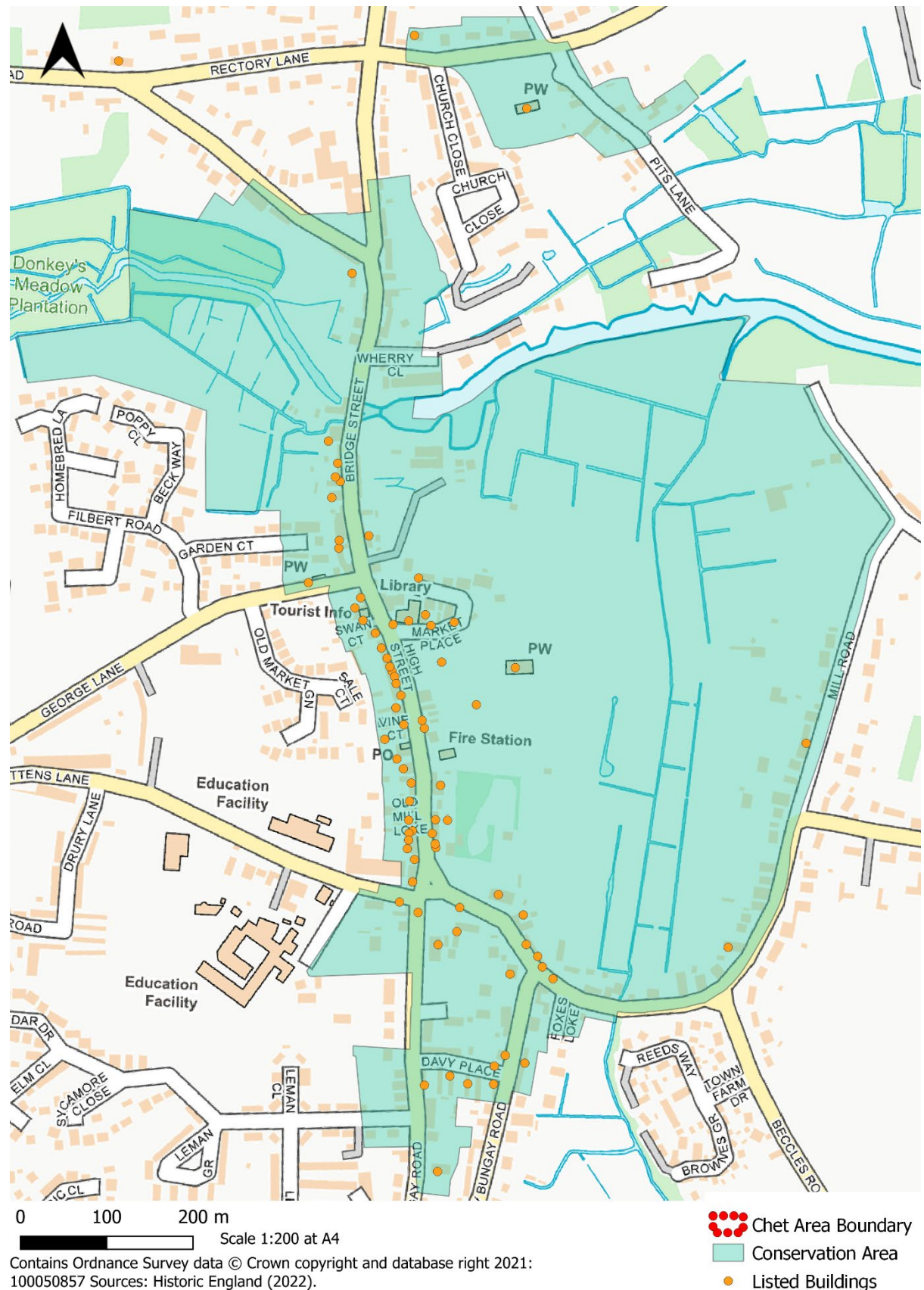
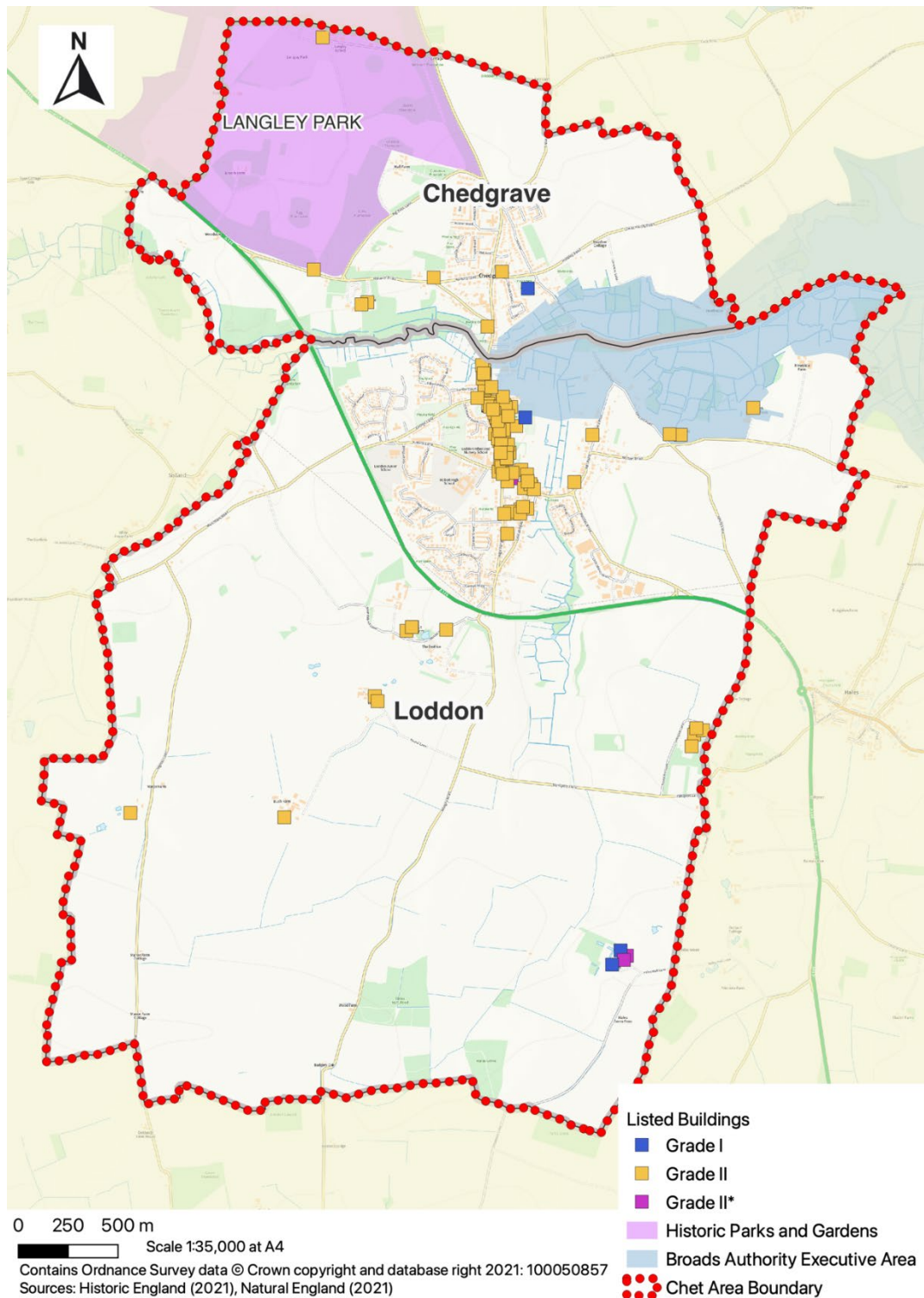


Figure 14-Conservation Areas within Chet



47. There is also a Historic England designated Park, Langley Park (**Figure 15**). This is an 18th century park and woodland created by Capability Brown, with central grounds around the house. The official listing²³ states there is ‘some evidence of ancient deer park’.

Figure 15-Registered Park and Garden



²³ <https://historicengland.org.uk/listing/the-list/list-entry/1125028>

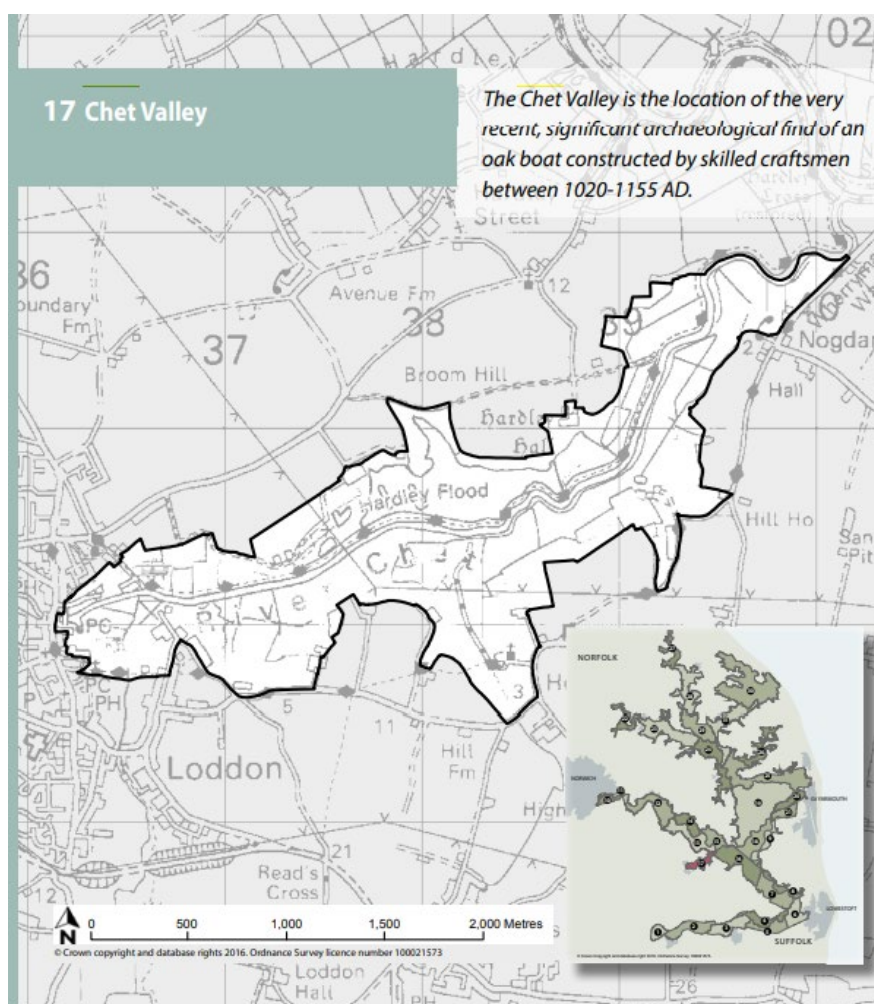
4. LANDSCAPE

48. Loddon and Chedgrave parishes falls into two different character areas:

- Chet Valley Landscape Area
- Chet Tributary Farmland Character Area

49. The Broads Authority Landscape Character Assessment²⁴ identifies the area around the Broads to fall within the **Chet Valley Landscape Area**. The assessment notes that a large proportion of this character area has a remote, isolated feel, but towards Loddon and Chedgrave the river and the adjacent area becomes much busier. Businesses here catering for the leisure / recreation industry and boating have tended to expand out into the adjacent grazing marsh area. The Character Assessment identifies that care needs to be taken when landscape change occurs, to ensure that the positive characteristics that contribute to the area's unique sense of place are conserved and enhanced.

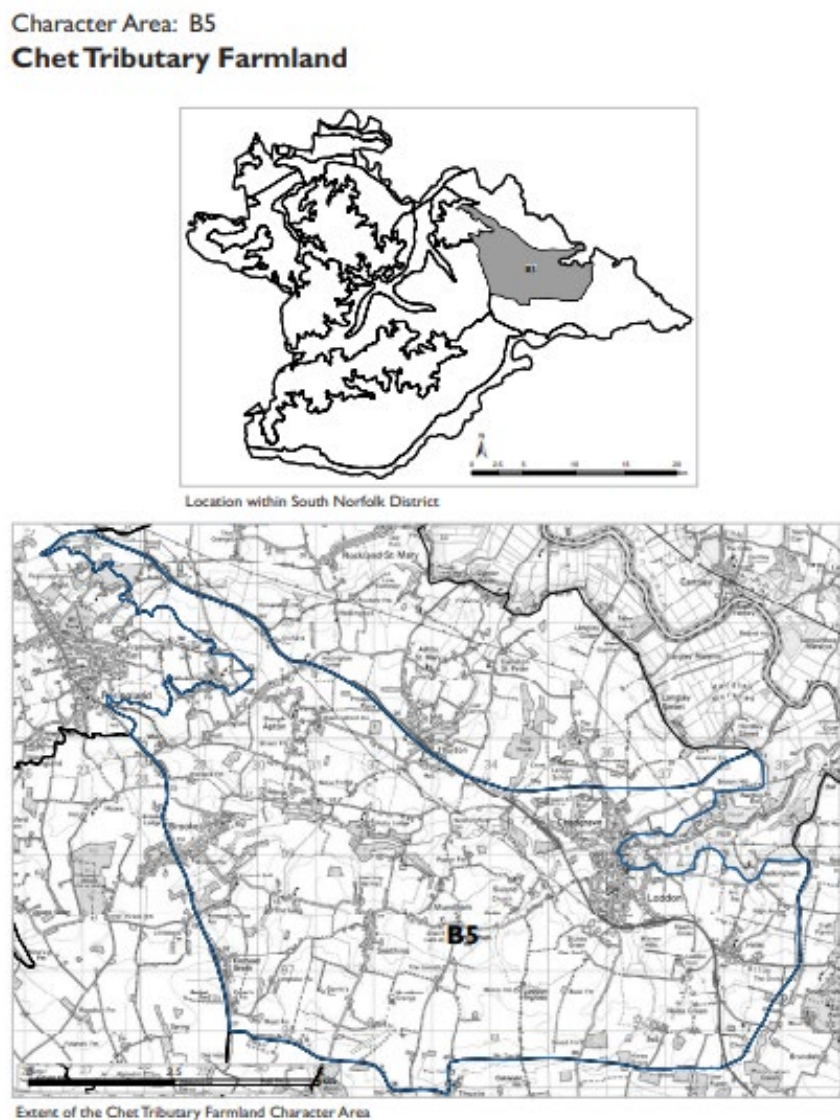
Figure 16-Chet Valley Landscape Character Area. Source: Broads Authority, 2016.



²⁴ https://www.broads-authority.gov.uk/data/assets/pdf_file/0016/244402/LCA_Part-3_Areas-16-23.pdf

50. The South Norfolk Landscape Character Assessment identifies the remaining area to fall with the **Chet Tributary Farmland character area**²⁵. This comprises land rising from the Broads and is cut through by the River Chet and its tributaries. It is a landform that slopes gradually upwards from the river and low-lying Broads, with tributary rivers having an obvious influence in the landscape, associated features including pockets of pasture, road bridges, village ponds and willow trees. It's predominantly arable farmland outside of the settlement areas, with woodland concentrated along the River Chet corridor. The Presence of the A146 dissects the area. The overall landscape strategy is to conserve the rural, peaceful quality of the area with its links to The Broads, strong farmland character, presence of watercourses, varied enclosure field pattern and diversity of ecological assemblages

Figure 17- Chet Tributary Farmland Character area Source: South Norfolk District Council Landscape Assessment Final Report.



²⁵ <https://www.southnorfolkandbroadland.gov.uk/downloads/file/1327/land-use-consultants-2001-b5-chet-tributary>

4 SEA SCREENING

Legislative Background

Strategic Environmental Assessment (SEA)

51. The European Directive 2001/42/EC²⁶ is the basis for Strategic Environmental Assessments and Sustainability Appraisal legislation, which was transposed into English secondary legislation by the Environmental Assessment of Plans and Programmes Regulations 2004 otherwise known as the SEA Regulations. A SEA would be required if the implementation of the contents of the Chet Neighbourhood Plan are likely to cause significant environmental effects.
52. The assessment undertaken will follow and answer specific questions using criteria drawn from the European SEA Directive and Schedule 1 of the UK Environmental Assessment of Plans and Programmes Regulations 2004 when determining the likely significance of effects as shown in **Figure 18**²⁷.
53. **Figure 19** presents the flow diagram entitled Application of the SEA Directive to plans and programmes which is taken from the Practical Guide to the Strategic Environmental Assessment Directive, published in September 2005²⁸. **Figure 19** below assesses whether CNP will require a full SEA. The questions in the first column are drawn from **Figure 18** which sets out how the SEA Directive should be applied.

Habitat Regulation Assessment (HRA)

54. It is required by Article 6 (3) of the EU Habitats Directive and by regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended 2017) that an appropriate assessment is carried out with regard to the Conservation Objectives of the European Sites and with reference to other plans and projects to identify if any significant effect is likely for any European Site.
55. To fulfil the legal requirements if likely significant effects will occur with the implementation of a neighbourhood plan upon the European Sites (Natura 2000 sites) a screening assessment has been undertaken.
56. An assessment has been undertaken to determine whether the draft CNP requires an SEA or HRA in accordance with the above regulations. The results can be viewed below.

²⁶ [EUR-Lex - 32001L0042 - EN - EUR-Lex \(europa.eu\)](#)

²⁷ [The Environmental Assessment of Plans and Programmes Regulations 2004 \(legislation.gov.uk\)](#)

²⁸ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguides_ea.pdf

Figure 18-Schedule 1 Criteria for determining the likely significance of effects. Source: UK Environmental Assessment of Plans and Programmes Regulations 2004

SCHEDULE 1- CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

1. The characteristics of plans and programmes, having regard, in particular, to:
 - a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
 - b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
 - c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
 - d) environmental problems relevant to the plan or programme; and
 - e) the relevance of the plan or programme for the implementation of [F1retained EU law] on the environment (for example, plans and programmes linked to waste management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:
 - a) the probability, duration, frequency and reversibility of the effects;
 - b) the cumulative nature of the effects;
 - c) the transboundary nature of the effects;
 - d) the risks to human health or the environment (for example, due to accidents);
 - e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
 - f) the value and vulnerability of the area likely to be affected due to—
 - (i) special natural characteristics or cultural heritage;
 - (ii) exceeded environmental quality standards or limit values; or
 - (iii) intensive land-use; and
 - g) the effects on areas or landscapes which have a recognised national, Community or international protection status.

Figure 19-Application of the SEA Directive to plans and programmes. Source: Practical Guide to the Strategic Environmental Assessment Directive, published in September 2005

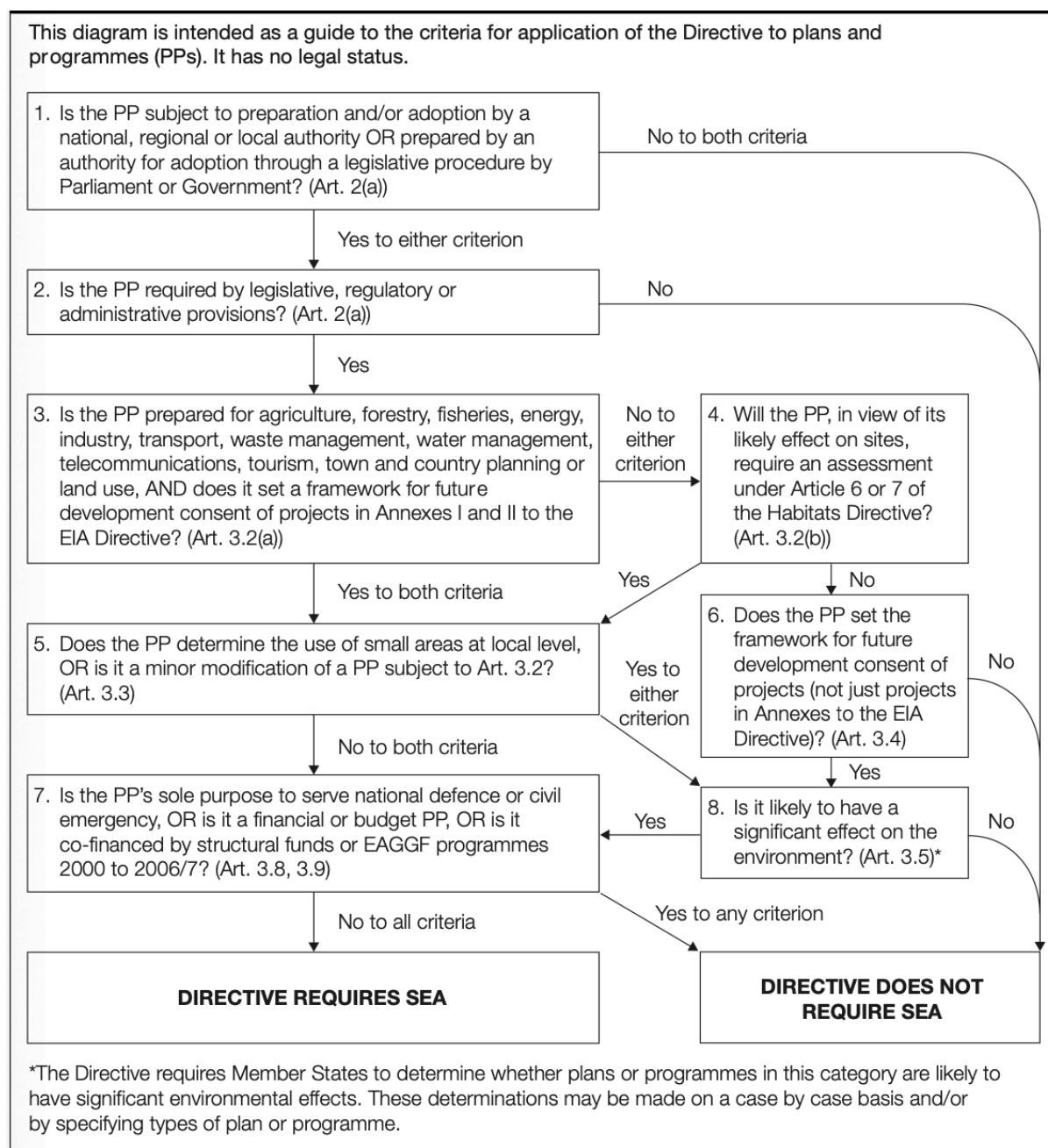


Figure 20-Application of SEA Directive to CNP. Source: UK Environmental Assessment of Plans and Programmes Regulations 2004

**PP in this instance refers to Neighbourhood Plan*

	Stage	Y/N	Justification
1	Is the Neighbourhood Plan (PP) subject to preparation and/or adoption by a national, regional, or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government (Art. 2(a))	Y	<p>The NP is being prepared by Loddon parish council, as the lead qualifying body, whilst working with Chedgrave parish council to produce a joint neighbourhood plan. The plan will be made by South Norfolk District Council and the Broads Authority, subject to the plan passing an independent examination and local community referendum.</p> <p>Preparation of Chet Neighbourhood Plan is allowed under primary legislation: The Town and Country Planning Act (1990) as amended by the Localism Act (2011).</p> <p>The preparation of NP's are subject to several relevant regulations as shown below (not intend to be a complete list):</p> <ul style="list-style-type: none"> • The Neighbourhood Planning (General) Regulations 2012, • the Neighbourhood Planning (referendums) Regulations 2012 • the Neighbourhood Planning (General)(Amendment) Regulations 2015 • the Neighbourhood Planning (General)and Development Management Procedure (Amendment) Regulations 2016 • the Neighbourhood Planning (General)and Development Management Procedure (Amendment) Regulations 2017 <p>GO TO STAGE 2</p>
2	Is the Neighbourhood Plan (PP) required by legislative, regulatory, or administrative provisions? (Art. 2(a))	Y	<p>Whilst it is not a requirement for a parish to create a Neighbourhood Plan under the Town and Country Planning Act (1990) and Localism Act (2011), the NP will eventually be "made" and form part of the Development Plan for South Norfolk District Council and the Broads Authority. This authority is directed by legislative processes, and it is important that the screening process considers whether it is likely to</p>

	Stage	Y/N	Justification
			<p>have significant environmental effects and hence whether an SEA is required under the Directive.</p> <p>GO TO STAGE 3</p>
3	Is the Neighbourhood Plan (PP) prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))	Y/N	<p>Developments that fall within Annex I are 'excluded' development for Neighbourhood Plans (as set out in Section 61(k) of the Town and Country Planning Act 1990 (as subsequently amended)²⁹ and the Localism Act 2011 Schedule 9 Part 2 Para 7 Section 38 B (1)(b), (6)³⁰.</p> <p>A Neighbourhood Plan is prepared for Town and Country Planning and Land use. The Chet Neighbourhood Plan can include at a neighbourhood level, through different policy areas, the framework for development that would fall within Annex II of the EIA Directive. This neighbourhood plan has not set out a framework to manage for future development of the scale and nature envisaged by Annex II of the EIA Directive.</p> <p>The Neighbourhood Plan is being prepared to set out a framework for town and country planning and land use within the Parishes of Loddon and Chedgrave. Its intention is to complement the higher order strategic framework that already exists for land use planning across the South Norfolk District and the Broads Authority. The Neighbourhood Plan seeks to align and be in general conformity with the strategic framework.</p> <p>The Neighbourhood Plan is not allocating any development itself but anticipates being one of the key tools to manage future development of Loddon and Chedgrave.</p> <p>GO TO STAGE 4</p>
4	Will the Neighbourhood Plan (PP), in view of its likely effect on sites, require an assessment under Article 6 or 7 of	N	<p>A Neighbourhood Plan could potentially have impacts on sites covered by the Habitats Directive. The Neighbourhood Plan does not propose to make site allocations for residential housing or business</p>

²⁹ [Town and Country Planning Act 1990 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/1990/61/section/61/k)

³⁰ [Localism Act 2011 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2011/22/schedule/9/part/2/paragraph/7)

	Stage	Y/N	Justification
	the Habitats Directive? (Art. 3.3)		purposes. Please see chapter 5 of this report for further detail. GO TO STAGE 6
5	Does the Neighbourhood Plan (PP) determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	A Neighbourhood Plan can determine the use of small areas at a local level. The Chet Neighbourhood Plan does not allocate any sites for development. However, proposes to include a variety of policies to create sustainable development through location, design, and environmental protections such as designating Local Green Spaces.
6	Does the Neighbourhood Plan (PP) set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4)	Y	Once a Neighbourhood Plan is adopted this forms part of the statutory Development Plan and will be used by South Norfolk Council and the Broads Authority in the determination of planning applications. The intention is that the Neighbourhood Plan will provide a land use policy framework for future development at a local level.
7	Is the Neighbourhood Plan (PP)'s sole purpose to serve national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art. 3.8, 3.9)		Does not apply to a Neighbourhood Plan. SKIPPED AS PER FIGURE 9
8	Is it likely to have a significant effect on the environment? (Art. 3.5)	N	SEE FIGURE 19– PLAN DOES NOT REQUIRE SEA

57. Schedule 1 of the SEA Regulations sets out the criteria for determining the likely significance of effects. These are listed in **Figure 21** below along with comments on the extent to which the CNP meets these criteria.

Figure 21-Likely Significant Effects³¹

SEA Directive Criteria (Annex II)	Comments	Likely Significant Effect? Y/N
1. Characteristics of the plan and programmes, having regard in particular, to:		
a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	<p>Once made, CNP will become part of the statutory development plan and will guide the delivery of development within the designated plan area.</p> <p>The parishes Loddon and Chedgrave falls within the district of South Norfolk and the Broads Authority Executive Area. The Joint Core Strategy for Broadland, Norwich, and South Norfolk (2014) sets to accommodate at least 9,000 new allocations to 2026 within South Norfolk. Loddon and Chedgrave, together being designated a Key Service Centre, is suitable for housing growth of 100-200 new dwellings. In the 2016 South Norfolk Local Plan, land north of George Lane was allocated (allocation LOD 1) for new housing development of around 200 dwellings and outline planning permission was granted in February 2014 (Reference 2013/1647). Reserved matters were approved in 2016 (2016/0853). This has now largely been built out.</p> <p>Loddon and Chedgrave are together identified as a Key Service Centre in the emerging Greater Norwich Local Plan which two sites are being allocated providing for at least 240 new homes (one for 180 homes east of Beccles Road in Loddon, and one for 60 homes off Langley Road in Chedgrave). There are no carried forward residential allocations.</p> <p>The local authority has indicated that the Chet Neighbourhood Plan can allocate in addition to this, but the steering group has chosen not to. In terms of the degree to which CNP sets a framework, it does not allocate land for development.</p>	N

³¹ . Source: Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment. Accessed: [EUR-Lex - 32001L0042 - EN - EUR-Lex \(europa.eu\)](#)

SEA Directive Criteria (Annex II)	Comments	Likely Significant Effect? Y/N
b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	<p>The Chet Neighbourhood Plan will, subject to a successful referendum, be adopted alongside the higher order adopted Local Plans and National Planning Policy Framework and form part of the District Council's Development Plan and the Broads Authority Local Development Plan. The Neighbourhood Plan must be in general conformity to the strategic framework and will expand upon some of the Local Plan policies, providing supplementary information on a local scale.</p> <p>It does not have influence over other plans. However, once made CNP will form part of the statutory development plans for Loddon and Chedgrave and will be used in conjunction with the current development plans to determine planning applications.</p>	N
c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	<p>One of the Basic Conditions which CNP must meet is to contribute towards sustainable development. Several policies within the plan will focus on environmental protection and mitigation, including the designation of Local Green Spaces. These aim to ensure effects on the environment are minimised within the plan area and promote positive action. Given the non-strategic nature of the CNP this does not have the potential to restrict the delivery of other plans or programmes.</p>	N
d) Environmental problems relevant to the plan or programme	<p>Baseline information relating to CNP was described earlier in this Screening Document. There are no statutory designated sites in the neighbourhood area. However, there are several important designations adjacent:</p> <ul style="list-style-type: none"> • The Broads Special Area of Conservation • Broadland Ramsar and Special Protection Area • Hardley Flood Site of Special Scientific Interest <p>The plan seeks to provide protection and achieve improvement by strengthening ecological connectivity to these areas and beyond in the parish through the establishment of a biodiversity policy</p>	N

SEA Directive Criteria (Annex II)	Comments	Likely Significant Effect? Y/N
	<p>and designating Local Green Spaces. The biodiversity policy (Policy 7) will be the focus of conservation and biodiversity improvement.</p> <p>The plan itself will not specifically allocate land for development and will not exacerbate any significant known environmental problems.</p>	
e) The relevance of the plan or programme for the implementation of community legislation on the environment (eg plans and programmes linked to waste management or water protection)	The implementation of community legislation is unlikely to be significantly compromised by the Neighbourhood Plan.	N
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to		
a) The probability, duration, frequency, and reversibility of the effects	CNP does not contain any site-specific development proposals that will result in complex, widespread, long lasting, or serious environmental effects.	N
b) The cumulative nature of the effects	As it will not allocate land for development CNP will not lead to any cumulative effects in combination with existing or emerging plans.	N
c) Transboundary nature of effects	The emerging CNP provides supplementary policies of a local scale. The impacts for transboundary effects beyond the parish are unlikely to be significant.	N

SEA Directive Criteria (Annex II)	Comments	Likely Significant Effect? Y/N
d) The risks to human health or the environment (for example, due to accidents)	CNP is unlikely to produce any significant effects to human health or the environment.	N
e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	The CNP area has a total population of around 4049 according to the mid-year population estimates for 2020 (ONS, 2021). This sits within the context of an estimated total population in 2021 South Norfolk Council of 142,500 (ONS, 2021 ³²). CNP remains a non-strategic plan and the principle of development that will take place has already been established within the South Norfolk Council and Broads Authority Local Plans.	N
f) The value and vulnerability of the area likely to be affected due to – i. Special natural characteristics or cultural heritage; ii. Exceeded environmental quality standards or limit values; or iii. Intensive land-use	<p>i) There are no statutory natural designations which fall within Chet. As the plan does not allocate land for development it is not anticipated to have likely significant effects on the natural characteristics of the area. In addition, CNP has put forward environmental policies such as the biodiversity policy to recognize and protect wildlife areas.</p> <p>The area has many historic features, including 100 Listed Buildings, including the Church of All Saints, Hales Hall, a barn south of Hales Hall and The Church of Holy Trinity, all of which are Grade I listed. The plan intends to have a conservation area policy to further strengthen development proposals having regard to the traditional features within this area with Policy 16. It is not anticipated to have likely significant effects on heritage.</p> <p>ii) CNP is unlikely to result in exceedance of environmental quality standards, such as those relating to air, water, and soil quality.</p>	N

³² [Labour Market Profile - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/)

SEA Directive Criteria (Annex II)	Comments	Likely Significant Effect? Y/N
	<p>iii) CNP is unlikely to bring forward development of an extent that would result in a significant intensification of Local land Use</p> <p>The emerging CNP does not include site allocations and therefore are not anticipated to have likely significant effects on the parish.</p>	
<p>g) The effects on areas of landscapes which have a recognised national, Community or international protection status</p>	<p>The Neighbourhood Plan Area includes 100 statutory listings which reflect the cultural and heritage value of the area such as listed buildings. There is also a Registered Historic Park and Garden, Langley Park, which falls within Chedgrave to the north of the parish. The environmental effects on areas of biodiversity designations have been considered through the relevant Local Plans and the emerging Greater Norwich Local Plan which is at examination.</p> <p>There are no sites within the Chet Neighbourhood Area which have a recognised international status, however, there are a number adjacent to the northeast of the boundary, including Broadland SAC/SPA/Ramsar, The Broads SAC and Hardley Flood SSSI. The policies in this plan do not have an adverse effect on this landscape.</p> <p>CNP is not anticipated to have likely significant environmental effects on these areas given the plan will not allocate land for development and it contains various protective policies, including green and blue corridors.</p> <p>This emerging policy 7 aims to ensure that: <i>The importance of the area for wildlife will be safeguarded, retained and habitats enhanced through positive action as part of the development process. All development proposals that result in an increase in developed floor space will need to demonstrate at least a 10% net gain in biodiversity, which should be achieved in the following ways, in consultation with the local planning authority and with set clauses.</i></p>	<p>N</p>

SEA Directive Criteria (Annex II)	Comments	Likely Significant Effect? Y/N
	Clauses including biodiversity net gain, planning obligations, contribute towards enhancing or maintaining existing GI infrastructure, supporting native species and through high quality design.	

58. It is required by Article 6 (3) of the EU Habitats Directive and by regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended 2017) that an appropriate assessment is carried out with regard to the Conservation Objectives of the European Sites and with reference to other plans and projects to identify if any significant effect is likely for any European Site.
59. To fulfil the legal requirements if likely significant effects will occur with the implementation of a neighbourhood plan upon the European Sites (Natura 2000 sites) a screening assessment has been undertaken.
60. An assessment has been undertaken to determine whether the draft CNP requires an SEA or HRA in accordance with the above regulations.
61. **There are no designated European wildlife sites in the CNP area.** However, there are a number adjacent these are Broadland SPA/Ramsar and The Broads SAC.
62. This screening assessment has also considered the impact on European Sites within 20km of the plan area, as an in-combination assessment area (**Figure 22**). These include:

Figure 22-European Sites within 20km of Chet. Source: Natural England, 2022.

Special Areas of Conservation	Special Protection Areas	Ramsar Sites
The Broads	Broadland	Broadland
Norfolk Valley Fens		

63. Each European site has a set of interest features which are the ecological features for which the site is designated or classified, and the features for which Member States should ensure the site is maintained or where necessary restored. Each site also has a set of conservation objectives.
64. European sites are at risk if there are possible means by which any aspect of a plan can, when being taken forward for implementation, pose a potential threat to the wildlife interest of the sites. This is often referred to as the 'impact pathway'.
65. Potential impact pathways considered for this assessment include:
- Increased recreational pressure
 - Air quality impacts
 - Water issues
 - Urban effects

66. CNP does not allocate land for development and therefore will not directly result in an increase in the number of new dwellings within the vicinity of European Sites. An assessment of potential impacts of draft policy contained within CNP is provided in **Figure 23**.

Figure 23-HRA Screening Assessment

Policy	Description	Likely Significant Effects	Potential Risks	Recommendation at Screening Stage
Policy 1: Sustainable Design and Building Practices	Supporting the delivery of development which incorporates best practice and a high level of energy efficiency.	No LSE – does not promote development but relates to qualitative criteria for development	N/A	None
Policy 2: Electric Vehicle Charging Points	Policy setting out where the design of electric vehicle points should go in future new developments.	No LSE – does not promote development but relates to qualitative criteria for development	N/A	None
Policy 3: Managing Surface Water Flood Risk	Policy setting out the expectations of new development seeking to reduce flood risk through the use of multifunctional green infrastructure and SuDS.	No LSE – protective policy	N/A	None
Policy 4: Affordable Housing	Sets a tenure split for affordable housing and the discount required for First Homes, shared ownership and rent to buy.	No LSE – policy does not promote land for development	N/A	None
Policy 5: Housing Mix	Requirements that ensure future housing development meets the needs of local people in line with the Loddon	No LSE – does not promote development but relates to qualitative criteria for development	N/A	None

Policy	Description	Likely Significant Effects	Potential Risks	Recommendation at Screening Stage
	and Chedgrave HNA.			
Policy 6: Design	Requiring high quality design that accords with the Loddon and Chedgrave Design Codes/Guide	No LSE – policy is qualitative and does not promote development	N/A	None
Policy 7: Biodiversity and Green Corridors	New development must recognise the green and blue corridors identified in line with the set criteria.	No LSE – mitigation policy for growth	N/A	None
Policy 8: Local Green Spaces	Protection of green spaces of local importance from future development.	No LSE – supports retention of green open spaces, conserving the natural environment	N/A	None
Policy 9: Protection of key views	To conserve the current landscape setting through the protection of important local views	No LSE – mitigation policy for growth.	N/A	None
Policy 10: Employment Growth	Policy supporting new commercial, or employment uses or extensions to existing employment premises subject to location, not having adverse impacts on the landscape and consideration is given to design codes and parking provision	No LSE – policy does not allocate development	N/A	None
Policy 11: Protecting Key	Protecting identified key	No LSE – policy does not allocate	N/A	None

Policy	Description	Likely Significant Effects	Potential Risks	Recommendation at Screening Stage
Employment Sites	employment sites in Chet	development it is a protective policy.		
Policy 12: The Main Retail Route	Policy supporting new retail and leisure uses in the main retail route	No LSE – policy does not allocate development	N/A	None
Policy 13: Protection and enhancement of the public footpaths	Policy expectations that new development including the PRoW or are adjacent should protect and incorporate footpaths or bridleways into the scheme.	No LSE – policy does not promote development	N/A	None
Policy 14: Community Facilities	Policy protects the use of the listed community facilities and new development should be designed to ensure good connectivity.	No LSE – does not promote development	N/A	None
Policy 15: Walking and Cycling improvements	Policy promoting development to have good connectivity to existing active travel routes with consideration to safety and opportunities to improve local wildlife whilst creating a green walking and cycling route.	No LSE – does not allocate routes or promote development	N/A	None
Policy 16: Medical Hub	Policy supporting in principle the creation of medical hub and social service facilities	No LSE – does not promote development	N/A	None

Policy	Description	Likely Significant Effects	Potential Risks	Recommendation at Screening Stage
	near the Chet Valley Medical Practice.			
Policy 17: Loddon and Chedgrave Conservation Areas	Policy setting out how development proposals must have regard to the conservation areas and their traditional features.	No LSE- Protective policy	N/A	None

6 HRA SCREENING CONCLUSION

67. The HRA Screening Assessment concludes that no significant effects are likely to occur with regards to the integrity of European Wildlife Sites within 20km of the CNP area. As such a full HRA and Appropriate Assessment is not required at this point and is **screened out**.