Sprowston with Beeston St Andrew Joint Neighbourhood Plan

(Neighbourhood Plan Pre-submission Draft)

Strategic Environmental Assessment Screening Report

Updated March 2026

Contents

1. Introduction

2. Sprowston with Beeston St Andrew Joint Neighbourhood Plan

3. Legislative background

4. An Overview of the Screening Assessment

5. The Assessment of the pre-submission draft policies of the Sprowston with Beeston St Andrew Joint Neighbourhood Plan

6. Screening outcome

Appendix A: Consultation responses from Statutory Bodies
Appendix B: Broadland District Council (SEA) and Habitats Regulations Assessment (HRA) - Determination Statement

1. Introduction

1.1 The purpose of this report is to determine if the Sprowston with Beeston St Andrew Joint Neighbourhood Plan requires Strategic Environmental Assessment (SEA) through a process known as SEA screening.

1.2 The first draft of the Joint Neighbourhood Plan is being prepared for 'pre-submission consultation' in February 2026. Should the draft policies change in a significant way, the SEA screening process will be repeated. The draft policies used in this screening are dated 09.12.2025. The Sprowston with Beeston St Andrew Joint Neighbourhood Plan will have an end date of 2040.

1.3 This report fulfils the requirements of European Directive 2001/42/EC on the Assessment and Effects of Certain Plans and Programmes on the Environment, and the Neighbourhood Planning (General) Regulations 2012 as amended.

1.4 This report provides details of the draft pre-submission Joint Neighbourhood Plan policies and explains the legislative background to SEA screening, before providing an account of the SEA screening exercise for the Sprowston with Beeston St Andrew Joint Neighbourhood Plan.

2. The Sprowston with Beeston St Andrew Neighbourhood Plan

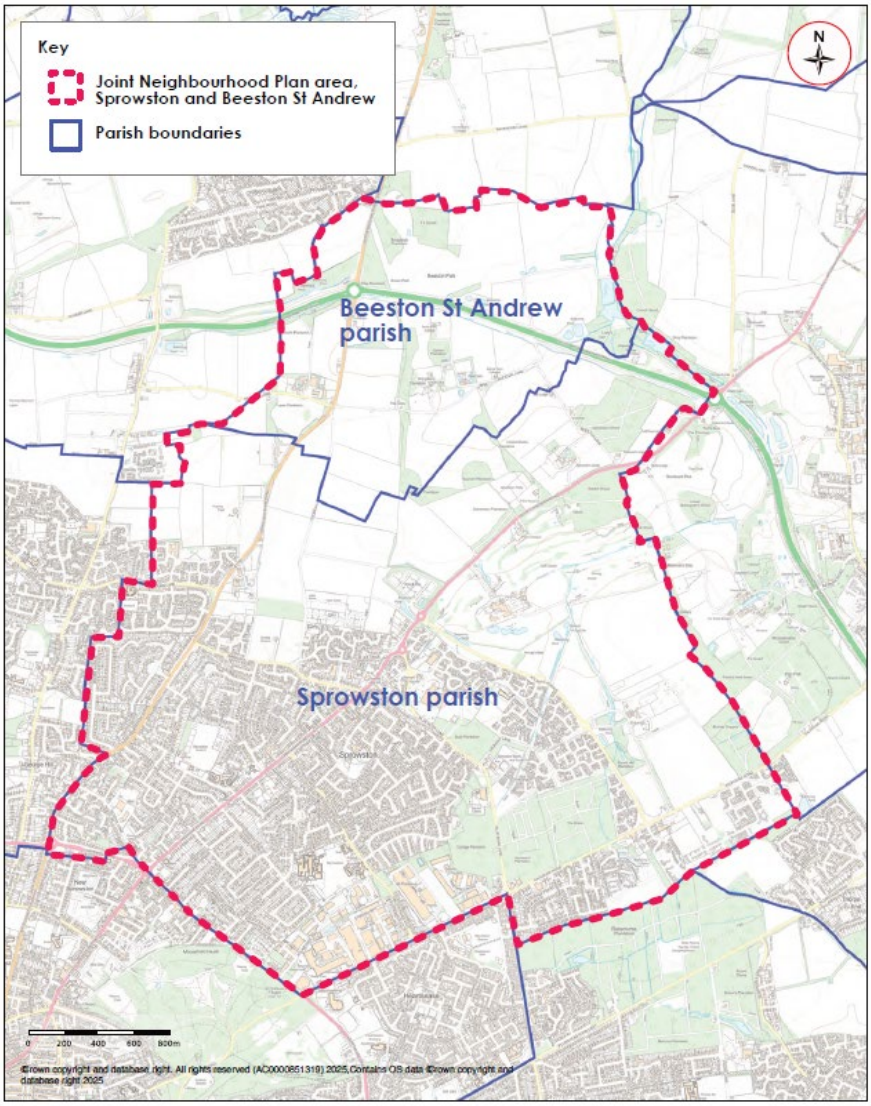
2.1 The existing Sprowston Neighbourhood Plan was 'made' (adopted) in May 2014 following an 88% *YES* vote at a referendum held in March 2014. The Plan was prepared over the course of 2012 and 2013 and was informed by community consultation with local residents and stakeholders. The Plan covers the period up to 2026 and therefore is in need of review. Sprowston Town Council instigated a review of the Neighbourhood Plan in Autumn 2024 with a new plan period looking ahead to 2040.

2.2 The Greater Norwich Local Plan (GNLP) adopted in March 2024, makes two significant housing allocations in the parish of Sprowston. Approximately 1200 homes are identified at White House Farm (phases 2 and 3) and a further 2,000 homes to the northwest of the parish as part of the wider Beeston Park development. The proposed development known as Beeston Park will extend into the neighbouring parish of Beeston St Andrew and comprises 3,500 new homes in total. Given the development straddles the parish boundary it was considered sensible that Sprowston Town Council works closely with the parish meeting of Beeston St Andrew to produce a joint Neighbourhood Plan covering both parishes and which includes

detailed policy guidance to enable a comprehensive and cohesive development.

2.3 The policies within the Joint Neighbourhood Plan include some from the existing Sprowston Neighbourhood Plan together with updated and new policies for Sprowston and new policies for Beeston St Andrew to influence the future development of both parishes and to ensure that community benefits from new development are realised for both communities.

Figure 1 below: Map showing the Sprowston with Beeston St Andrew Joint Neighbourhood Plan boundary.
Source: South Norfolk and Broadland District Council website.[1] Map obtained 09.12.2025.



[1] https://www.southnorfolkandbroadland.gov.uk/planning/future-development/local-plans/neighbourhood-plans/emerging-neighbourhood-plans-broadland/sprowston-neighbourhood-plan-review/sprowston-neighbourhood-plan-review. Map obtained 09.12.2025.

2.4 Sprowston and Beeston St Andrew are located within Broadland District Council area.

2.5 Both Broadland District and South Norfolk Councils have worked with Norwich City Council and Norfolk County Council to prepare the Greater Norwich Local Plan (GNLP). The GNLP plans for the housing and job needs of the area to 2038 and builds on the long-established joint working arrangement for Greater Norwich. It includes strategic policies to guide future development and plans to protect the environment. It looks to ensure that delivery of development is done in a way which promotes sustainability and the effective functioning of the whole area.

2.6 The GNLP was adopted by Broadland District Council at a Council meeting on 28 March 2024.

2.7 The Sprowston with Beeston St Andrew Joint Neighbourhood Plan Steering Group has developed the draft aims, vision, objectives and policies of the Joint Neighbourhood Plan Review through community consultation.

2.8 Data Profiles for Sprowston parish and Beeston St Andrew parish have been completed, which contain information on community infrastructure, housing and the built-environment, transport and access and environment and landscape. Information from the data profiles are used within this SEA screening.

2.9 In the case of this Joint Neighbourhood Plan because of the wide differences between the two parishes, each parish has its own vision statement although there is clear common ground between them.

Draft Visions:

By 2040 Sprowston will be a distinct planned community, with well-designed sustainable development. There will be good community infrastructure, services and access to job opportunities. Sprowston will have good connectivity within the area and beyond. The natural environment and green spaces will be valued, protected and enhanced. Sprowston will be a place where people want to continue to live and work into the future.

By 2040, Beeston St Andrew will be a place with high-quality housing design achieved through a landscape led approach inspired by the distinctive parkland character of Beeston Park. Tree-lined roads will enhance the local character supplemented by biodiversity

enhancements including native tree and wildflower planting, wildlife corridors, bird boxes and hedgehog highways.

2.10 The existing Sprowston Plan identified a number of key objectives and these have been revisited as part of the Neighbourhood Plan review process. In addition, the original objectives have also been reviewed and updated as necessary. The revised objectives and policies reflect the current priorities of the Joint Neighbourhood Area are dated 09.12.2025 and are shown below:

Objective 1: To protect, manage and enhance the natural, built and historic environment, including key parkland landscapes, natural resources and areas of natural habitat or nature conservation value

POLICY JNP1: Environmental Assets
The environmental assets (for example, County Wildlife Sites, ecological corridors, green spaces, Road Side Nature Reserves, ancient woodland and plantation areas of woodland) of the joint neighbourhood area will be protected and opportunities taken to maintain and enhance them in order to increase their benefits both for residents and for wildlife.

Biodiversity Enhancement
Proposals for new development will be expected to protect, improve and enhance existing ecological networks in the joint neighbourhood area (Map required) and using national policy guidance and DEFRA metrics, will be expected to provide a minimum of 10 per cent net gain in biodiversity.

Net gains should be achieved through the creation of new, and the restoration and enhancement of existing natural habitats through the planting of additional trees and hedgerows, the restoration, connection and repair of existing fragmented biodiversity networks and the creation of new wildlife corridors and habitat areas such as the Primary and Secondary Green Infrastructure Corridors identified in the Adopted Growth Triangle Area Action Plan.

Net gain should preferentially be achieved on site and where off site net gain can be justified in line with national policy, should be located preferentially elsewhere in the relevant parish, followed sequentially by elsewhere in the joint neighbourhood area and consistent with any relevant Nature Recovery Strategy.

Wildlife measures

Unless it can be demonstrated why it is not possible to, proposals for new buildings (including non-residential development) should incorporate measures to protect and enhance wildlife species including the incorporation of wildlife friendly measures such as swift bricks, signed hedgehog access gaps and insect bricks.

In residential developments where gardens are to be provided, consideration should be given to new garden hedgerows and trees which include a variety of nectar and pollen producing plants which are in flower across the seasons. Where gardens are to be provided, fruit trees should be included.

POLICY JNP2: Trees and Woodlands

Development that damages or results in the loss of ancient trees/ woodlands, trees with a veteran feature or trees with a good aboricultural or amenity value will not be supported unless it can justified by a professionally prepared tree survey and aboricultural statement.

Where loss or damage is unavoidable, the benefits of the development must clearly outweigh the impacts, and the development shall provide for mitigation in the form of equivalent or better replacement or replanting or appropriate natural feature on site before offsetting elsewhere within the relevant parish, (for example enhancing an existing green space or woodland plantation), or sequentially elsewhere in the joint neighbourhood area, will be considered. Off-site biodiversity enhancements should be directed to areas identified in any Local Nature Recovery Strategy within the joint neighbourhood area.

Where new estate roads and entrances to developments are to be created these should incorporate tree planting to provide 'tree lined streets' which provide a green character to the development. New tree planting should be of a scale, location and type which adds value, and with a view to optimising benefits to wildlife with long-term management plans included within proposals.

Planting plans should take account of the expected eventual size of the tree including future shading, water requirements, the impact of root growth, and leaf fall on surrounding features such as buildings, pavements and car parking areas and the relationship with surrounding buildings.

Tree species selection should take into account the changing climate and tree disease and seek to include a mix of native and climate resilient species whilst avoiding invasive species.

POLICY JNP3: Design

The design of all new development in the Joint Neighbourhood Area should reflect its local distinctiveness and identity and seek to enhance the design quality of the built environment.

Proposals for new development, including residential and non-residential development should be of a high standard of design and have regard to the guidance set out in the Sprowston Design Guidance and Codes 2025 and the Beeston St Andrew Design Statement, as appropriate to their location.

Proposal for the layout of 'major' new residential development within the Neighbourhood Area should:

a. Reflect the principles of 'dementia friendly design'
b. Include layouts consistent with Secured by Design
c. Ensure all new streets are constructed to an 'adoptable standard'
d. Provide on-plot parking for new residential developments and avoid corral parking. Where garages, under-croft parking or car ports are to be provided, they should be of sufficient dimensions to allow access and egress from the vehicle.
e. Ensure the quantity of residential parking is provided in accordance with Norfolk County Council Parking Guidelines 2022 as a minimum
f. Consider the landscape setting and density of development and include sufficient landscaping at the gateways and edges of development to provide a soft transition from rural to urban
g. Provide a well-connected walking and cycling friendly layout which minimises vehicle speeds and encourages the use of public transport
h. Locate new play areas and green spaces close to community hubs such as schools
i. Include the planting of new street trees to retain and enhance the existing green feel of the area
j. Ensure that green and blue infrastructure proposals avoid risks such as bird strike, within the flight path to Norwich airport

Sprowston Specific Design
Proposals for new development in Sprowston, including infill development should also take into account the following as appropriate to the scale and nature of the proposal:

a) Development adjoining public open spaces and important gaps should either face onto them to improve natural surveillance or have a soft landscaped edge;
b) New development must wherever possible conserve existing native trees and shrubs along the roads such as Church Lane.
c) New proposed footpaths should link up green spaces and woodlands to create a network of green walking routes and promote biodiversity;
d) The entrances to new estate development should include wide green grassed verges and appropriate landscaping which provide a pleasant visual gateway to new development.
e) Footpaths and cycleways should be well connected to new and existing open spaces such as the park at Windsor Park Gardens.
f) New residential development should respond to its surrounding context and character;
g) The design of new roofs should reflect the dominant shape and pitch of existing roofs, which are dominated by pitched roofs with gables and some hipped
h) Density should be appropriate to the location of any new development and its surroundings and enhance the character of the existing settlement;
i) New developments must demonstrate respect for existing architectural styles and utilise materials and details reflective of the character of the area as identified in the Sprowston colour palette;
j) New lighting must integrate into the existing Sprowston Wide Management System;
k) Proposals for infill development, should demonstrate that existing views and vistas between buildings and along view corridors have been considered and where possible retained
l) The building line of new development should be in conformity with that of the existing surrounding buildings, backland development and over development of plots leading to cramped developments should be avoided;
m) The terracing of existing detached and semi-detached areas should be avoided;
n) Natural boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the character of the area.
o) Front boundary treatments should be mainly low continuous hedges and low walls, as appropriate, made of traditional materials found elsewhere in Sprowston such as local bricks.

Beeston Specific Design

Proposals for new development in Beeston St Andrew must demonstrate how they have had regard to the Beeston St Andrew Design Guidance and Codes in order to ensure that new development within the parish is of high quality, landscape-led, and sensitive to the rural character, biodiversity, and heritage of the area.

In particular proposals should:

i) protect and enhance the distinctive rural character of the parish, respecting long views across farmland, parkland, and woodland.
ii) be landscape-led, incorporating native hedgerows, tree belts, and soft boundaries to integrate development into the countryside
iii) Buildings must be no higher than two storeys, with low rooflines, and massing that reflects the scale of surrounding properties.
iv) Materials must reinforce local distinctiveness, drawing on examples such as soft red brick, variegated brick, flint, clay pantiles, and timber cladding.
v) Development must prioritise walking and cycling, with safe, attractive, and well-connected routes linking to neighbouring parishes
vi) Rural lanes must retain their hedge-lined character.
vii) Parking should be off-street, unobtrusive, and screened by planting; courtyard parking is acceptable, but in-front-of-plot parking should be avoided where it would urbanise the environment.
viii) Development must retain and enhance existing habitats, including hedgerows, ponds, tree belts, and woodland.
ix) New planting must use native species and provide wildlife corridors, hedgehog highways, bird and bat boxes, and informal green spaces.
x) Dark corridors adjacent to woodland must be protected to safeguard biodiversity.
xi) Street lighting should be kept to the bare minimum, only where required for safety, to protect the parish's dark skies.

Development must be supported by appropriate infrastructure, delivered in a timely manner, and designed to integrate with the wider Beeston Park development.

POLICY JNP4: Green Spaces

The Neighbourhood Plan designates the following as Local Green Spaces:

Sprowston

1. Green space at Junction of Blue Boar Lane near pedestrian crossing (opposite Tescos)
2. Green space on Wroxham Road opposite the Blue Boar Public House
3. Green space at junction of Blue Boar Lane and Salhouse Road
4. Green space at Pine Trees Road Industrial Estate
5. Green space at junction of Aslake Close and Blue Boar Lane- poss Aslake Close in front of Youth training Centre
6. Green verges at former Sainsbury's Homebase Car park
7. Green space at junction of Salhouse Road and Falcon Road East
8. Green spaces at Blithewood Gardens
9. Green space at Thornham Close
10. Green space at Varvel Avenue junction with Tiercel Avenue
11. Sparhawk Park
12. Grass verges on Tills Road
13. Grass verge on Lowry Cole Road
14. Green area at Raynes Close
15. Tills Footpath verges between North Walsham Road and Moore Avenue
16. Area between Archer Close and North Walsham Road
17. Green area at Addey Close
18. Green corridor between Impala Close and Proctor Road
19. Green area outside Redmayne View Care Home
20. Play area at Windsor Park Gardens
21. Grass verges at North Walsham Road
22. Tills Footpath
23. Grass verges at White Woman Lane and North Walsham Road
24. Treelined verges on Moore Avenue.
25. Hall Wood Road Play Area
26. Green areas along Atlantic Avenue
27. Green area at Bittern Avenue
28. Green area between Hallwood Road and Conroy Close (Blue Boar Lane Park)
29. Boar Plantation
30. Green area off Mallard Way
31. Green area at Junction of Atlantic Avenue and Salhouse Road
32. Harrisons Wood
33. Overstrand Way Play Area

34. Sandpiper Open Space
35. Cottage Plantation
36. Spaces at Sprowston Sports and Social Club
37. Cemetery Extension
38. Allotments
39. Sprowston Green
40. Green areas at Stonehouse Road x 2
41. Green verges along Barkers Lane
42. Green space at Barkers Lane
43. Millennium Wood
44. Green area along Coughtrey Close
45. Sprowston Cricket Club
46. Community Gardens at Sprowston methodist Church
47. Wilks Farm Play Areas x 3
48. Green space near Barkers Lane flats
49. Barkers Lane and Millennium Loke
50. BMX track
51. Open area at Foxborough Road
52. Sprowston Library Garden
53. Sprowston Bowling Green
54. Diamond Field
55. Green space at Dovedales
56. Clover Road Open Area
57. Clover Road wood
58. Parkland Road roundabout
59. Green verge at Chartwell Road
60. Grass area at junction of Kestrel Road and Linacre Avenue

These Local Green Spaces will receive special protection in accordance with national policy.

New green spaces

Proposals for new housing development should include an appropriate mix of formal and informal spaces including children's play areas and formal recreation spaces in accordance with quality outdoor green amenity space. Where new developments provide elements of green infrastructure (such as open space, natural green space, recreational areas, allotments, community woodland and orchards) these should be located where they can best serve the needs of both the new development and the existing community.

Green networks should link existing and newly proposed street trees, green verges, open spaces, to and the countryside together; and be

designed to be well integrated into the existing green network in the Neighbourhood Area.

Objective 2: To minimise the contribution to climate change and address its impact

POLICY JNP5: Minimising climate change

Encouraging Net Zero
Proposals for new developments in the joint neighbourhood plan area should seek to reduce greenhouse gas emissions from all development types, promote renewable and low-carbon energy infrastructure and enhance climate resilience through sustainable design and nature-based solutions.

Where new development is proposed (residential, community and industrial buildings) provision should be made for the incorporation of low carbon/sustainability measures such as encouraging ground/air source heat pumps, roof mounted solar panels and water management measures.

Where planning permission is required for the retrofitting of energy efficiency and low carbon measures to existing buildings, both residential and non-residential, these will be supported in principle.

District Heating Systems
Proposals for appropriately located District Heating Systems will be supported provided they do not conflict with other policies in this Neighbourhood Plan, are acceptable in terms of their scale and massing and do not have detrimental impacts upon the amenity of adjoining residents or other occupiers.

Sustainable Drainage
All new development is required to use proportional and appropriate sustainable drainage methods (including SuDs and drainage lagoons), wetland and water features to prevent localised flooding, protect against pollution and provide wider amenity, recreational and biodiversity benefits.

Where SUDs are proposed they should be:

i. well designed to ensure that they are integrated into the landscape and if located at the entrance to the development, care should be taken over their visual appearance with planting of native species to reduce flooding, where appropriate.

ii. be sensitively and safely located within new developments, for example away from children's play areas.
iii. Be excluded from the open space calculation for the site, unless
it can be practically and safely used for recreation in its own right.
iv. be designed to avoid large areas of standing water within the flightpath for Norwich Airport.

Objective 3: To allocate enough land for housing, and affordable housing, to meet the existing and future needs of the parish and to retain a mixed and balanced community

POLICY JNP6: New housing

The focus for new housing development in the joint neighbourhood area will be the sites allocated in the Geater Norwich Local Plan and the Adopted Growth Triangle Area Action Plan or within the adopted settlement limits for Sprowston.

Smaller scale infill and windfall development inside the adopted settlement limits will be supported where it makes good use of existing underused or brownfield sites and is of a scale, layout and design compatible with Policy JNP3.

New infill housing development should be located where it can best integrate with existing development and benefit from proximity to the existing community facilities and where safe pedestrian and cycle connections to existing community facilities can be provided.

Proposals for Houses in Multiple Occupation (HMOs) will only be supported where sufficient parking can be provided for all potential occupants in.

POLICY JNP7: Housing Mix

Proposals for major new housing in the joint neighbourhood area should seek to meet identified local needs (both current and future), ensure the creation of a mixed and balanced community and enable social diversity through providing a mix of housing in terms of size, type and tenure.

Size
Where new housing is to be provided, the focus should be on providing smaller dwellings including those of 1-2 bedrooms whilst ensuring that 3-4 bedroomed dwellings continue to be delivered over the plan period.

Affordable Housing
Where affordable housing is to be provided, this should be delivered as a minimum of 1/3 of the total units on the site or in line with the relevant Adopted Local Plan policy. The Affordable units should be fully integrated with the open market housing and distributed in small clusters around the site.

The mix of affordable housing should be provided in line with the recommendations of the Sprowston Housing Needs Assessment (or successor document) which recommends the following mix:

- 60% as social/affordable rent
- 40% affordable routes to home ownership

Specialist housing
New development should provide for a mix of accessible housing types including those that can be adapted to meet the needs of people with disabilities or limited mobility such as bungalows.

Where specialist Housing for Older People is to be provided (including sheltered housing, housing with care and care homes) this should be provided in locations which are accessible by a range of means of transport and are well located close to existing community facilities.

Objective 4: To promote economic growth and diversity and provide a wide range of jobs

POLICY JNP8: Local Centres

Small scale businesses which fulfil the day to day needs of local residents will be encouraged at the Local Centres at Wroxham Road, Corbett Avenue, Cannerby Lane and White House Farm provided they are compatible with the character of the area and do not have an adverse impact upon the amenity of local residents or adjoining occupiers.

The provision of new local centres within new developments which contain a range of retail and community uses which would benefit local residents is encouraged. Such centres should be easily accessible by pedestrians, cyclists and those with a mobility impairment and make provision for secure cycle parking.

See also Policy SPR2 relating to Wroxham Road

Objective 5: To promote regeneration and reuse of underused sites

POLICY JNP9: Vacant Buildings

Proposals which would result in the adaptation, re-use and conversion of vacant and underused buildings to create new retail and business units will be supported. subject to compliance with other policies in this plan.

POLICY JNP10: Small scale local employment

Proposals for the appropriate development (including change of use) of new or expanded businesses will be supported provided these are compatible with the character of the area and the amenity of surrounding occupiers.

Proposals which would enable home working such as the change of use or conversion of part of a dwelling or existing curtilage building or the erection of a specific new building within the residential curtilage will be supported provided that this remains ancillary to the main use of the dwelling and this does not adversely impact the residential amenity of adjoining residents.

Objective 6: To ensure that the health and educational facilities provided in the area support the needs of the growing population and make sure people have ready access to high quality services

POLICY JNP11: Health provision

Proposals for new buildings which would support new medical, pharmacy, clinics and dental services to support the planned growth in the joint Neighbourhood Area, will be supported.

Such proposals should:

a) be accessible by a range of modes of transport including pedestrians and cyclists,
b) have sufficient car parking for staff, visitors and other users taking into account that some users may have specific car parking requirements.
c) be designed to ensure that there is room for future expansion should the need arise
d) be designed to provide flexible spaces to meet changing needs or practitioners and the community
e) where possible be centrally located or in the identified local centres

POLICY JNP12: Education provision

Proposals for new school and pre-school provision to support the planned growth in the Neighbourhood Area will be supported.

New educational facilities should be included in the early phases of new development to ensure that land is available to ensure the completion of schools to be available when they are needed. Sufficient land to cater for future expansion should also be included. Such facilities should preferentially be linked with local centres providing sports, leisure and other facilities and the community use of education facilities is encouraged.

Such facilities should include provision of adequate parking and drop off facilities for use at peak times together with safe and convenient footpaths and cycle connections to residential areas.

Objective 7: To enhance transport provision to meet the needs of existing and future populations whilst reducing travel need and impact, whilst encouraging the development of healthy and active lifestyles

POLICY JNP13: Healthy lifestyles, walking and cycling

New development should encourage sustainable transport and improve the health and well-being of residents throughout the Joint Neighbourhood Plan area.

This will be achieved through:

a. the provision of safe, attractive and convenient footpaths and cycle ways which follow direct logical routes which link with potential destinations, particularly bus stops, schools, employment areas, shops, community facilities, medical facilities and the wider countryside.
b. The surfaces of new pedestrian and cycle routes should be constructed of materials suitable for their likely use and to suit all users
c. The provision of safe crossing points for passage for pedestrians and cyclists, particularly those close to schools and taking into account good sight lines
d. Ensuring that footpaths and cycle ways should, where possible, always be separate from roads and well overlooked
e. Ensuring footways, crossing points and parking bays are designed to safely accommodate the needs of people with mobility difficulties and pushchairs,

f. Ensuring that the road design of new developments is sufficient to allow buses to pull in to bus stops without impeding the flow of traffic;
g. The provision of convenient and safely located bus stops which serve routes in all directions
h. The provision of fast electric charging facilities in public locations such as community facilities
i. Locating major development where there is access to public transport services.

New pedestrian and cycle routes

This Neighbourhood Plan provides in principle support for the following new routes in the Neighbourhood Area:

- Pedestrian /cycle route from Salhouse/Rackheath along the Salhouse Road to join up with pedestrian/cycle routes in Sprowston.
- Safe pedestrian and cycle routes to all schools including over the Broadland Northway to allow children to access new school provision in Rackheath.
- Between existing development in Beeston St Andrew and the new development
- Between the new Beeston St Andrew Country Park and existing development
- Between new development at Beeston Park and the Park and Ride site.
- Between land north of the Broadland Northway and land to the south in Beeston parish.

Objective 8: To ensure that existing facilities which enhance the individual character and culture of the area are protected.

POLICY JNP14: Community, cultural and leisure provision

Existing facilities

The existing community, cultural and leisure facilities in the parish will be protected from development, including change of use, which would be detrimental to or adversely affect, their community, cultural or leisure value. Such proposals would not be supported unless:

a) It can be demonstrated that the facilities are no longer needed or viable
b) Suitable alternative provision is to be delivered by new development in an accessible and convenient location.

New facilities

The Neighbourhood Plan supports the provision of further community, cultural and leisure facilities for the parish as identified by the community through consultation.

New facilities which provide flexible spaces for a range of uses such as indoor community space and meeting spaces will be supported. New indoor meeting space or community buildings in Beeston St Andrew would be particularly supported.

Indoor and outdoor leisure facilities which cater for a wide range of age groups but particularly for teenagers, including skate parks recreational facilities including sports pitches/courts changing facilities and toilets will also be supported.

Where new buildings are to be provided, proposals should make provision for solar panel on the roof to assist with energy conservation and generation.

Sprowston Site Specific Policies

Sprowston Park and Ride

The 2014 Sprowston Neighbourhood Plan was prepared prior to the completion of the Norwich Northern Distributor Road, now known as the Broadland Northway (A1270). The Plan referred at that time to the potential for the relocation of the Park and Ride on Wroxham Road. It was considered important that the site did not become derelict or unused. Therefore redevelopment of the site for other uses should fit in with the locality and complement the area. This remains the current position although, it should be noted there are no known plans for the Park and Ride site to be relocated or for the existing site to be closed at the time of writing.

Policy SPR1 below provides some guidance on potentially suitable alternative uses for the Park and Ride site should it no longer be required for its current use, and should applications for alternative uses be submitted. It is not the intention of the policy to promote or allocate the site for alternative uses and the policy is intended to be purely reactive. Potentially suitable uses for the site could include mixed uses such as community, health, business and commercial uses. Any scheme for redevelopment would need to consider the surrounding uses and ensure that there will be no unacceptable impacts on local amenity, that the design of any new buildings are compatible with the

Design Code and that access by a range of means of transport to the site can be achieved.

POLICY SPR1: Sprowston Park and Ride Site

Should the Sprowston Park and Ride site no longer be required for park and ride use, and applications for alternative uses are submitted, consideration should be given to the following criteria:

i. Compatibility with the surrounding uses, particularly in respect of potential impacts on local amenity such as noise, dust, light or other forms of pollution.
ii. Compatibility of the design of any new buildings when considered against Policy JNP3 and the Sprowston Design Guidance and Codes 2025.
iii. Potential for the inclusion and installation of electric charging points/energy saving generation systems.
iv. Potential to access the site by public transport and safe and convenient active travel.

POLICY SPR2: Wroxham Road Local Centre

Proposals which would create a vibrant and visually more attractive local centre on Wroxham Road will be supported.

Improvements to the public realm and traffic management of the area which would result in enhanced accessibility and safety for pedestrians, cyclists and other road users whilst improving the visual appearance of the area, by creating a high quality built environment with a distinctive identity as a successful retail and commercial centre, will be supported.

The Neighbourhood Plan provides in principle support for the following measures:

a) Installation of pedestrian friendly traffic calming and management measures such as safe crossings and speed restrictions to improve safety
b) Improved parking and manoeuvring spaces
c) Creation of pedestrian forecourt in front of the retail units
d) Improved lay by parking for service vehicles

POLICY SPR3: Harrison's Park

Proposals which would result in the creation of a substantial recreational and leisure hub and activity park in the vicinity of Blue Boar Lane and including Harrison's Wood, Cottage Plantation the Sports and Social Club grounds and The Breck will be supported.

Such proposals should include the creation of green edged pedestrian and cycle routes through the woodland, including a new connection from Plantation Drive through to Cottage Plantation with a new safe crossing of Blue Boar Lane.

School Lane redevelopment

Policy 18 of the 2014 Neighbourhood Plan identified land at School Lane as a possible redevelopment opportunity. The site is currently in commercial use which involves large vehicles movements, noise and congestion which are in conflict with the amenity of the largely residential area. At the time of writing, there are no known plans for redevelopment or re-use of the site for any use. The intention of the following policy is not to specifically identify, promote, endorse or allocate the site for another use, but to identify a set of criteria against which any future applications can be judged. **Policy SPR4** below recognises that the current use of the site presents some amenity problems locally and seeks to provide some framework guidance to assist with the determination of any future applications should they come forward on that site.

POLICY SPR4: Redevelopment at School Lane

If applications for alternative uses or the redevelopment of land at School Lane are submitted including such as housing, Affordable Housing or small scale retail which utilises the road frontage, consideration should be given to the following criteria:

a. Compatibility with the surrounding uses particularly in respect of impacts on the amenity of adjoining residents such as overlooking, noise, dust, light, or other forms of pollution
b. Potential for new off-street parking to serve the development.
c. Whether likely traffic movements and impacts of the proposal as well as any potential mitigatory measures have been identified .
d. Opportunities to improve and enhance the overall visual amenity of the environment including new appropriate landscaping,

e. Compatibility of the design of any new buildings when considered against Policy JNP3 and the Sprowston Design Guidance and Codes 2025.

POLICY SPR5: Sprowston Green Heart

An area of connected green spaces and green infrastructure in the north west of the parish, is identified in the vicinity of Barkers Lane/Church Lane/The Millennium Wood and Wilks Farm Drive to be known as 'Sprowston Green Heart'. The Sprowston Green Heart will be retained and enhanced as a corridor of integrated network of green and open spaces for use by the community including the adjoining development.

Measures to enhanced the biodiversity and community use of the area will be supported including the expansion or buffering of existing spaces and the creation of new green spaces and ecological corridors which connect with new development will be supported.

Beeston St Andrew Specific Policy

POLICY BSA1: Parkland landscape and heritage assets

The existing rural character of the parish and the parkland landscape of Beeston Hall shall be retained, maintained intact, protected and enhanced.

New development should be landscape-led and sensitively integrated in the parkland setting. Views from the hall looking south, across the parkland should remain open and unimpeded by development which would adversely affect this view. The landscape character and important public views should be respected, particularly long views across open farmland, parkland and woodland.

Field patterns should be recognised, incorporating established native hedgerows. Structural landscaping buffers should be used where the boundary of the development is directly adjacent to open countryside, agricultural land, woodland or green space. There should be a soft site boundary in the form of hedges and/or trees.

Development in close proximity to the parkland must draw from existing example of good design in the parish, making beneficial use of landscape features such as ponds, trees and hedges and design

responsively to the topography to protect the rural feel by avoiding dominant buildings at higher elevation.

Development proposals should consider the heritage significance of the existing traditional buildings in the parish particularly where they form part of a coherent group that contributes to the character and legibility of the parkland. Proposals should respect the scale, form, materials, and setting of these assets ensuring that any collective group value is not diminished.

3. Legislative Background

3.1 European Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment ('SEA Directive') introduces the need to undertake a strategic environmental assessment ('SEA') during the development of some plans and programmes. The main purpose of SEA, according to Article 1 of the SEA Directive, is:

'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.'

3.2 The SEA Directive is transcribed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004, which establishes the requirement to undertake a sustainability appraisal (SA) for some documents used for planning purposes. The SA process incorporates the requirement for SEA, but typically has a broader scope and considers the social and economic issues in addition to the environmental effects.

3.3 The Neighbourhood Planning (General) (Amendment) Regulations 2015 amends the Neighbourhood Planning (General) Regulations 2013 to provide clarification on the SEA related documents which must be submitted alongside neighbourhood planning proposals. Regulation 2(4) of the amendment regulations 2015 adds to the list of documents that a neighbourhood planning group must submit to a local planning authority with a proposal for a neighbourhood plan, which is presented in regulation 6 of the Neighbourhood Planning Regulations 2012. The additional document which must be submitted is either an environmental report, should SEA be required, or a statement of reasons why an environmental assessment is not required.

3.4 The UK left the EU on 31st January 2020. Under the UK-EU withdrawal agreement, a transition period ended on 31st December 2020, during which time all EU law continued to apply to the UK. During the transition period the UK needed to continue following domestic law that implements EU law, or directly applicable EU law that is given effect through the EUWA 2018. Beyond the transition period, the SEA Regulations, which previously implemented the requirements of the SEA Directive in England, will continue to apply as before unless and until new legislation is introduced.[2]

[2] www.neighbourhoodplanning.org/toolkits-and-guidance/understand-plan-requires-strategic-environmental-assessment-sea/ Information obtained 02.07.2024.

4. An overview of the screening assessment

4.1 Figure 2 overleaf is taken from 'A practical guide to the Strategic Environmental Assessment Directive' and illustrates the process for screening a Neighbourhood Plan to ascertain whether a full SEA is required (Article numbers relate to European Directive 2001/42/EC).

4.2 The screening for the Sprowston with Beeston St Andrew Joint Neighbourhood Plan is highlighted in orange. To carry out the screening process it is necessary to consider each of the criteria set out in Figure 2, this is done in Table 1 on the following page.

4.3 Table 2 addresses criteria 8 by considering if the pre-submission draft Neighbourhood Plan is likely to have a significant effect on the environment. This is done by considering the Plan against the criteria for determining the likely significance of effects referred to in the Directive[3]. The criteria are listed in Table 2 of this document.

4.4 Once the process set out in Figure 1 has been completed, a screening outcome can be reached and the conclusion can be found in section 5.

[3] Article 3.5 of European Directive 2001

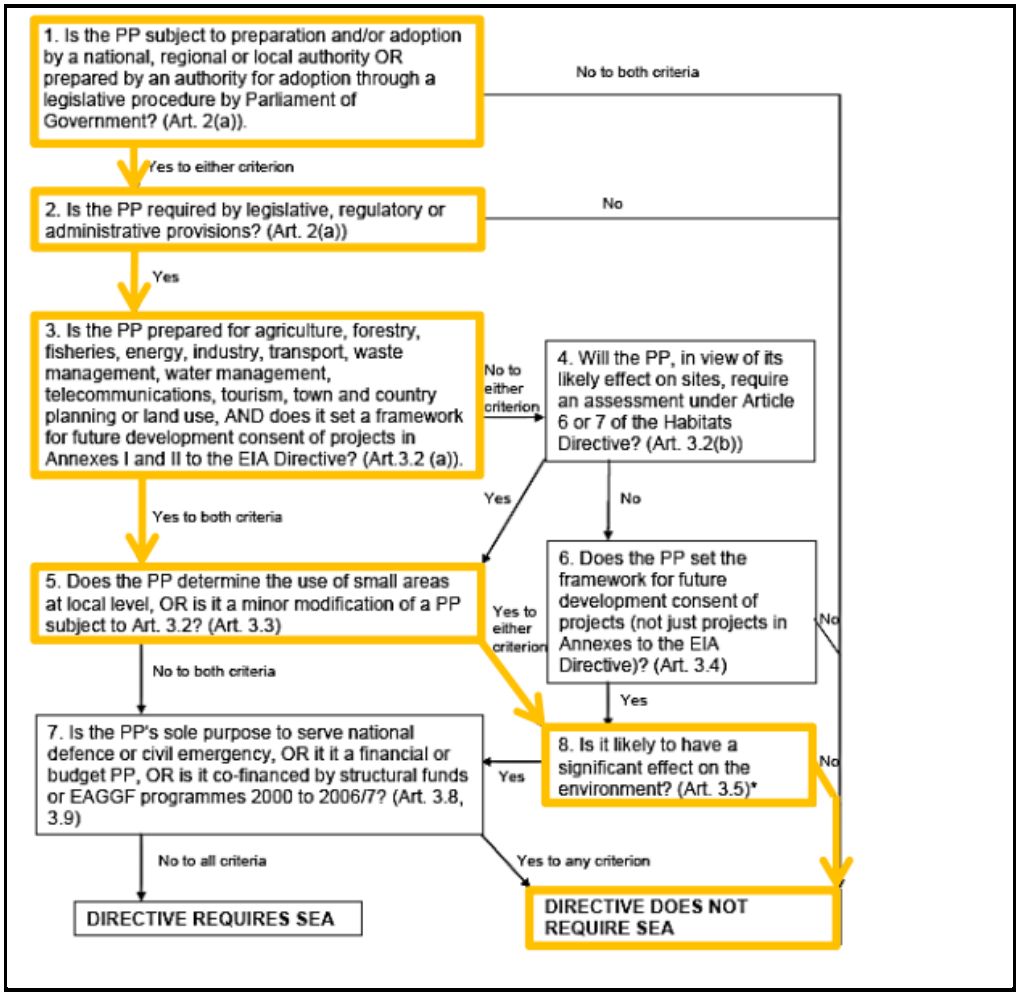


Figure 2 above: Application of the SEA Directive to Neighbourhood Plans.

5. The assessment of the Sprowston with Beeston St Andrew Joint Neighbourhood Plan Pre-Submission Draft January 2026.

5.1 Table 1 below assesses the need for full SEA of the Sprowston with Beeston St Andrew Joint Neighbourhood Plan Pre-Submission Draft. The criteria in Table 1 are drawn from Figure 2 which sets out how the SEA Directive should be applied.

Table 1: Assessment of the Need for SEA for the Sprowston with Beeston St Andrew Joint Neighbourhood Plan

Assessment Criteria	Assessment	Reason
1. Is the Plan 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(a0)	**Yes**	The intention is for the Sprowston with Beeston St Andrew Joint Neighbourhood Plan to be adopted by Broadland District Council through a legislative procedure.
2. Is the Plan required by legislative, regulatory or administrative provisions? (Art. 2(a))	**Yes**	The Sprowston with Beeston St Andrew Joint Neighbourhood Plan is not a requirement but when adopted will be a statutory document, prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 as amended.
3. Is the Plan 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 EIX Directive?	**Yes**	The Sprowston with Beeston St Andrew Joint Neighbourhood Plan is a document prepared for town and country planning purposes. It aims to influence and shape new development in line with the Greater Norwich Local Plan.
5. Does the plan determine the use of small areas at local level, OR is it a minor modification of a Plan or Programme subject to Art. 3.2?	**Yes**	The Sprowston with Beeston St Andrew Joint Neighbourhood Plan will determine the use of small areas at a local level and contains no site allocations for development.
8. Is it likely to have a significant effect on the environment (Article 3.5)?	**No**	Justification is given for this decision in Table 2.

The final question in the SEA screening process for the Sprowston with Beeston St Andrew Joint Neighbourhood Plan was question 8: Is it likely to have a significant effect on the environment? In asking this question, the SEA Directive refers to Article 3.5, which states that the relevant criteria in Annex II of the SEA Directive shall be considered when determining whether there are likely to be significant effects. Table 2 below, uses the criteria in Annex II to determine if the Sprowston with Beeston St Andrew Joint Neighbourhood Plan requires SEA.

Table 2: Determining the Likely Significant Effects of the Sprowston with Beeston St Andrew Joint Neighbourhood Plan on the Environment.

Criteria in Annex II of the SEA Directive	Assessment	Is there a Significant Environmental effect?
(1) Characteristics of the plan and programmes, having regard, in particular, to: 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.	The draft Sprowston with Beeston St Andrew Joint Neighbourhood Plan sets a framework for development within the parishes in accordance with the Greater Norwich Local Plan. The draft Joint Neighbourhood Plan builds upon the existing framework by providing some additional details of the nature of development and supplements the existing policy on a local scale only. There are no site allocations within the Joint Neighbourhood Plan. The focus for new housing development in the joint neighbourhood area will be the sites allocated in the Geater Norwich Local Plan and the Adopted Growth Triangle Area Action Plan or within the adopted settlement limits for Sprowston. Smaller scale infill and windfall development inside the adopted settlement limits will be supported where it makes good use of existing underused or brownfield sites and is of a scale, layout and design compatible with Policy JNP3. New infill housing development should be located where it can best integrate with existing development and benefit from proximity to the existing community facilities and where safe pedestrian and cycle connections to existing community facilities can be provided.	**No**

Criteria in Annex II of the SEA Directive	Assessment	Is there a Significant Environmental effect?
The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.	The Sprowston with Beeston St Andrew Joint Neighbourhood Plan will be adopted alongside the Greater Norwich Local Plan and provides supplementary information on a local scale rather than influencing the overall direction of the Local Plan.	**No**
The relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development.	The policies in the Joint Neighbourhood Plan integrate environmental considerations through protecting environmental assets and opportunities taken to maintain and enhance them in order to increase their benefits for wildlife. Development that damages or results in the loss of ancient trees/ woodlands, trees with a veteran feature or trees with a good aboricultural or amenity value will not be supported unless it can justified by a professionally prepared tree survey and aboricultural statement. Local Green spaces are designated for protection. Sustainable development is promoted through encouraging net-zero, supporting District Heating Systems and all new development is required to use proportional and appropriate sustainable drainage methods (including SuDs and drainage lagoons), wetland and water features to prevent localised flooding, protect against pollution and provide wider amenity, recreational and biodiversity benefits.	**No**
Environmental problems relevant to the plan or programme.	The Joint Neighbourhood Plan addresses the potential loss of green space and biodiversity through new development by creating green spaces and green networks should link existing and newly proposed street trees, greenverges, open spaces, to and the countryside together; and be designed to be well integrated into the existing green network in the Neighbourhood Area.	**No**
The relevance of the plan or programme for the implementation of community legislation	The Joint Neighbourhood Plan is in conformity with the GNLP adopted by Broadland District Council. All new development is required to use proportional and appropriate sustainable drainage methods (including SuDs and	**No**

Criteria in Annex II of the SEA Directive	Assessment	Is there a Significant Environmental effect?
on the environment (e.g. plans and programmes linked to waste management or water protection).	drainage lagoons), wetland and water features to prevent localised flooding, protect against pollution and provide wider amenity, recreational and biodiversity benefits.	**No**
(2) Characteristics of the effects and of the area likely to be affected, having regard, to: The probability, duration, frequency, and reversibility of the effects.	The overall impacts of the Joint Neighbourhood Plan will be in accordance with the GNLP adopted by Broadland District Council and contribute to positive effects through locally specific policies.	**No**
The cumulative nature of the effects.	The Joint Neighbourhood Plan will lead to cumulative positive effects in the parishes of Sprowston and Beeston St Andrew.	**No**
The transboundary nature of the effects.	Policies within the Joint Neighbourhood Plan are unlikely to have transboundary effects.	**No**
The risks to human health or the environment (e.g. due to accidents).	The Joint Neighbourhood Plan is unlikely to introduce significant risks to human health or the environment.	**No**
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected.)	The Joint Neighbourhood Plan area covers the civil parishes of Sprowston and Beeston St Andrew. The usual resident population of Sprowston parish was 17,125 usual residents on Census day 2021. The usual resident population of Beeston St Andrew parish was 37 usual residents on Census day 2021. The Joint Neighbourhood Plan policies are unlikely to have a significant impact on a wider geographical area or population. There are no site allocations in the Joint Neighbourhood Plan.	**No**
The value and vulnerability of the area likely to be affected by the plan due to: - Special natural characteristics	The Joint Neighbourhood Plan policies should protect and enhance the natural assets and biodiversity and heritage assets. The Joint Neighbourhood Plan does not include any site allocations and should contribute to achieving sustainable development. Proposals for new development in Beeston St Andrew must demonstrate how they have had regard to	**No**

Criteria in Annex II of the SEA Directive	Assessment	Is there a Significant Environmental effect?
or cultural heritage - Exceeded environmental quality standards or limit values - Intensive land use - The effects on areas or landscapes which have a recognised national, Community or international protection status.	the Beeston St Andrew Design Guidance and Codes in order to ensure that new development within the parish is of high quality, landscape-led, and sensitive to the rural character, biodiversity, and heritage of the area. Policy BSA1 seeks to ensure that the existing landscape and historic assets (both designated and undesignated) within the parish are given appropriate protection and their preservation is given due weight in the determination of development proposals which may affect their distinctive landscape or heritage value.	See above

5. Screening Outcome

As a result of the findings in Table 1 and Table 2, it is concluded that the Sprowston with Beeston St Andrew Joint Neighbourhood Plan is not likely to have significant environmental effects and full SEA is not required. There are no site allocations within the Neighbourhood Plan.

The three statutory consultation bodies, Historic England, Natural England and the Environment Agency were consulted regarding the screening outcomes of this report, in accordance with regulation 9(2) of the Environmental Assessment of Plans and Programmes Regulations 2004.

Responses were received from Natural England, Historic England and the Environment Agency in agreement that full SEA is not required. The responses can be seen in Appendix A.

Broadland District Council issued a Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) Determination Statement following the outcome of the consultation with the Statutory Bodies. This can be seen in Appendix B.

Appendix A: Consultation responses from Statutory Bodies

Natural England Response

Date: 17 March 2026

Dear Ms West

Sprowston with Beeston St Andrew Neighbourhood Plan Review - SEA & HRA Screening Consultation

Thank you for your consultation on the above dated and received by Natural England on 4 February 2026.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

It is Natural England's advice, on the basis of the material supplied with the consultation, that:
• significant effects on statutorily designated nature conservation sites or landscapes are unlikely; and,
• significant effects on Habitats sites1, either alone or in combination, are unlikely.

The proposed neighbourhood plan is unlikely to significantly affect any Site of Special Scientific Interest (SSSI), Marine Conservation Zone (MCZ), Special Areas of Conservation (SAC), Special Protection areas (SPA), Ramsar wetland or sites in the process of becoming SACs or SPAs ('candidate SACs', 'possible SACs', 'potential SPAs') or a Ramsar wetland. The plan area is unlikely to have a significant effect on a National Park, Area of Outstanding Natural Beauty or Heritage Coast, and is unlikely to impact upon the purposes for which these areas are designated or defined.

Guidance on the assessment of Neighbourhood Plans, in line with the Environmental Assessment of Plans and Programmes Regulations 2004 is contained within the Planning Practice Guidance. This identifies three triggers that may require the production of an SEA:
• a neighbourhood plan allocates sites for development

• the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
• the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require an SEA. Further information is included in Natural England's standing advice on protected species. Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an SEA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a SEA is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If a SEA is required, Natural England must be consulted at the scoping and environmental report stages. Please send any new consultations, or further information on this consultation to consultations@naturalengland.org.uk

Yours sincerely
Sally Wintle
Consultations Team

Environment Agency Response

Date: 13 March 2026

Dear Ms West
SPROWSTON WITH BEESTON ST ANDREW NEIGHBOURHOOD PLAN - SEA SCREENING REPORT

Thank you for consulting us on the Strategic Environmental Assessment Screening Report for the Sprowston With Beeston St Andrew Neighbourhood Plan. We have reviewed the report, as submitted, and do not disagree with the conclusion that a Strategic Environmental Assessment is not required.

Yours sincerely

Mr Alasdair Hain-Cole
Planning Officer

Historic England Response

27 February 2026

Dear Vicky,

Thank you for inviting Historic England to comment on this consultation. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. Therefore, we welcome this opportunity to review the Screening Report for this plan. For the purposes of this consultation, Historic England will confine its advice to the question, "Is it (the Sprowston with Beeston St. Andrew Neighbourhood Plan) likely to have a significant effect on the historic environment?". Our comments are based on the information supplied with the Screening Opinion.

The Screening Report indicates that the Council considers that the plan will not have any significant effects on the historic environment. We note that the plan does not propose to allocate any sites for development.

On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required.

The views of the other two statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made.
I should be pleased if you can send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.

We should like to stress that this opinion is based on the information provided by you with your correspondence. To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SEA process and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the plan) where we consider that, despite the SEA, these would have an adverse effect upon the environment.

Historic England strongly advises that the conservation and archaeological staff of the relevant local authorities are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the Historic Environment Record (HER), how the allocation, policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Please do contact me, either via email or the number below, if you have any queries.

Kind regards,
Ross
Ross McGivern (he/him)
Historic Places Adviser I Partnerships Team I East of England
Historic England, 24 Brooklands Avenue, Cambridge CB2 8BU

Appendix B: Broadland District Council Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) - Determination Statement

Sprowston with Beeston St Andrew Neighbourhood Plan

This determination statement has been produced by Broadland District Council, as the "responsible authority", to meet the requirements of Regulations 9 and 11 of the Environmental Assessment of Plans and Programmes Regulations 2004. The regulations implement European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

As the "competent authority" in respect of the Conservation of Habitat and Species Regulations 2017, Broadland District Council is also required to determine whether the proposed Neighbourhood Plan is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination). This statement also provides a determination in respect of this requirement.

SEA & HRA Screening Assessment of Sprowston with Beeston St Andrew Neighbourhood Plan

Sprowston Town Council & Beeston St Andrew Parish Meeting is in the process of preparing a Neighbourhood Plan for the parishes. Preliminary SEA and HRA Screening Assessments were undertaken for the draft version of the Neighbourhood Plan, and subsequent reports were produced in February 2026. These were preliminary draft SEA and HRA Screening Assessments, subject to consultation with the statutory environmental bodies.

Consultation with Statutory Bodies

The draft SEA and HRA Screening Reports, detailing the results of the initial screening assessment of the plan and the preliminary conclusion shared by Broadland Council and the Qualifying Body (that the plan is not likely to result in significant environmental effects and is unlikely to have significant effects on European sites), was circulated to the statutory bodies - namely the Environment Agency, Historic England and Natural England. The statutory bodies were invited to provide comments on the Screening Report within a 5 week consultation period over February/March 2026. Responses were received from all three bodies. Details of these responses can be found in the updated SEA and HRA Screening Reports.

In summary:

• The Environment Agency supports the conclusion that a Strategic Environmental Assessment is not required.

• Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required, based on the information provided.

• Natural England supports the conclusion of the draft Strategic Environmental Assessment (SEA) Screening Report and the Habitats Regulations Assessment (HRA) Screening Report, that significant effects on statutorily designated nature conservation sites or landscapes are unlikely and that significant effects on Habitat sites, either alone or in combination, are also unlikely.

Conclusion

Based on the assessment undertaken in the SEA and HRA Screening Reports and the responses received from the consultation bodies, Broadland District Council considers that it is unlikely that significant environmental effects and/or significant effects on European sites will arise from implementation of the Sprowston with Beeston St Andrew Neighbourhood Plan, and therefore that a Strategic Environmental Assessment and Habitats Regulations Assessment are not required.

Broadland District Council, March 2026