Sprowston with Beeston St Andrew Neighbourhood Plan (Pre-submission Draft)

Habitats Regulations Assessment

Screening Report

February 2026

1. Introduction

1.1 This screening report has been undertaken by Broadland District Council in order to support the emerging Sprowston with Beeston St Andrew Neighbourhood Plan which has been produced by a working group on behalf of both the Town and Parish Council in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

1.2 The aim of this screening is to assess whether there will be any likely significant impacts on designated European sites either within or in relative proximity to the designated neighbourhood area of the Neighbourhood Plan Review (i.e. the civil parish of Sprowston and Beeston St Andrew).

2. Legislative Basis

2.1 Article 6(3) of the EU Habitats Directive states that:

> *Any plan or project not directly connected with or necessary to the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.*

2.2 The purpose of the Habitat Regulations Assessment is therefore to ensure the protection of European (Natura 2000) sites. These sites are designed to form an ecologically coherent network of designated sites across the whole of Europe. Referred to as 'European Designated Sites', Natura 2000 sites include Special Protection Areas (SPAs) and Special Areas for Conservation (SAC). As a matter of policy, the Government also expect authorities to treat Ramsar sites, candidate SAC (cSAC) and proposed SPAs (pSPA) as if they are European sites for the purpose of considering development proposals that may affect them.

2.3 One of the basic conditions of Neighbourhood Plans, prescribed by Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) is that the plan:

> *…is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2017) or a European offshore marine site (as defined in the Conservation of Offshore Marine Habitats and Species Regulations 2017) (either alone or in combination with other plans or projects).*

2.4 Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (CHSR) puts into effect the requirements of Article 6(3) of the EU Habitats Directive (*see 2.1 above*) and requires that:

> *(1) Where a land use plan –*
>
> *(a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and*

(b) is not directly connected with or necessary to the management of the site,

the plan-making authority must before the plan is given effect, make an appropriate assessment of the implications of the site in view of that site's conservation objectives.

2.5 Regulation 106 of the CHSR requires that:

A qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under regulation 102 or to enable them to determine whether that assessment is required

3. Screening Approach

3.1 The first step of the screening process involves the identification of European Sites that are either within or in close proximity to the Sprowston with Beeston St Andrew Neighbourhood Plan area.

3.2 A list of European sites within, near or partially within the Greater Norwich area is set out in the HRA that was produced to support the submission of the Greater Norwich Local Plan, and which was approved by Natural England.

3.3 Of this list, there are no sites identified within the Sprowston with Beeston St Andrew Neighbourhood Area. The closest sites are Broadland Ramsar, The Broads SAC and Broadland SPA approximately 1.5 km to the north of Beeston St Andrew (at Crostwick Marsh) and the River Wensum SAC approximately 3.5km southwest of Sprowston.

3.4 A map showing the location of the above designations in relation to parishes can be found in Appendix 1 at the end of this report. Full details of the particular European designations, including conservation objectives, can be found in Appendix 2.

3.5 The Neighbourhood Plan is not seeking to allocate any sites for future development, and it is not expected that there would be any significant impacts on the EU designated sites as a result of the Neighbourhood Plan policies.

3.6 Alongside the legislation mentioned above, there are two other issues that currently affect Norfolk habitats.

3.7 Along with other local planning authorities in Norfolk, the Council received a letter dated 16 March 2022 from Natural England concerning nutrient pollution in the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site. The letter advised that new development within the catchment of these habitats comprising overnight accommodation has the potential to cause adverse impacts with regard to nutrient pollution.

3.8 The Council as the Competent Authority cannot lawfully grant planning permission unless it can conclude that development within the catchment of the Broads Special Area of Conservation and Ramsar site will not have an adverse effect. This process is considered where relevant through a Habitats Regulations Assessment.

3.9 A Norfolk-wide Green Infrastructure and Recreational Avoidance and Mitigation Strategy (GIRAMS) looks to mitigate adverse impacts that might arise from additional visitor pressure through new housing developments. There are two recommendations for this. Firstly, by looking to provide suitable informal recreational greenspace elsewhere (GI), away from sensitive sites, and, secondly by securing a financial contribution from each new home towards direct mitigation measures to be implemented at protected sites (RAMS).

4. Assessment

4.1 The table below sets out a summary of the proposed policies within the pre-submission draft Sprowston with Beeston St Andrew Neighbourhood Plan Review and provides an assessment as to whether there is likely to be a significant impact from these policies on the EU designated site.

4.2 This assessment has been carried out in relation to the proposed draft policies of the Neighbourhood Plan Review, produced in December 2025.

Sprowston with Beeston St Andrew Draft NP Review Policy	Analysis	Likely significant effect
POLICY JNP1: Environmental Assets The environmental assets (for example, County Wildlife Sites, ecological corridors, green spaces, Roadside 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**	The policy looks to reflect and reinforce biodiversity net gain requirements and enhance green corridors and other natural assets within the neighbourhood area. It also looks to ensure as part of design that measures are included to protect wildlife. It is a development management policy and is not expected to have any significant effects on EU designated sites.	No likely significant effect

Sprowston with Beeston St Andrew Draft NP Review Policy	Analysis	Likely significant effect
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.		As above
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 be 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.	This policy looks to ensure areas of existing woodland are protected. However, if loss or damage is unavoidable this should be clearly justified and mitigation in place for equivalent or better replacement. The policy also looks to incorporate tree planting into street scenes where possible. As a generic development management policy, it is not expected to have any significant effects on EU designated sites.	No likely significant effect

Sprowston with Beeston St Andrew Draft NP Review Policy	Analysis	Likely significant effect
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		As above
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	This policy looks to influence the design of development and to preserve the neighbourhood area's local distinctiveness and identity. This is a generic development management policy but also has specific design policies for Sprowston and Beeston St Andrew. As worded, it is not expected to have any significant effects on EU designated sites.	No likely significant effect

Sprowston with Beeston St Andrew Draft NP Review Policy	Analysis	Likely significant effect
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;		As above

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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.		As above

Sprowston with Beeston St Andrew Draft NP Review Policy	Analysis	Likely significant effect
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.		As above
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	This policy seeks to designate a series of sites as Local Green Spaces for special protection. Although this policy is site specific, it does not encourage development, nor does it mean additional access is promoted and instead relates to the protection of these areas. On this basis, it is not expected to have any significant detrimental effects on EU designated sites.	No likely significant effect

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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		As above

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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		As above

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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.		As above
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	This policy seeks to reduce the amount of greenhouse gas emissions from all development types and promote renewable and low carbon energy sources. The policy requires that new development has incorporated low carbon or sustainability measures such as encouraging ground/air source heat pumps, roof mounted solar panels and water management measures. The policy supports retrofitting of energy efficiency and low carbon measures. The policy also supports the use of SuDS as a measure to reduce flooding, including criteria relating to their design and layout. The elements of this policy look to minimise climate change through development management and, as such, it is not expected to	No likely significant effect

Sprowston with Beeston St Andrew Draft NP Review Policy	Analysis	Likely significant effect
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.	have any significant effects on EU designated sites.	As above

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POLICY JNP6: New housing The focus for new housing development in the joint neighbourhood area will be the sites allocated in the Greater 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.	This policy looks to influence the location of new housing developments within the adopted settlement boundary to allow for better integration with the existing development and access to facilities. It does not allocate any new sites for development over and above those that are already allocated within the Local Plan. This is therefore a generic development policy and, as such, it is not expected to have any significant effects on EU designated sites.	No likely significant effect

Sprowston with Beeston St Andrew Draft NP Review Policy	Analysis	Likely significant effect
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.	The policy has identified the housing size need and highlights the need to provide specialist housing. In addition, the policy identifies the affordable housing mix as per the Sprowston Housing Needs Assessment. In all, this is a generic development management policy and, as such, it is not expected to have any significant effects on EU designated sites.	No likely significant effect

Sprowston with Beeston St Andrew Draft NP Review Policy	Analysis	Likely significant effect
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	This policy looks to develop thriving and viable local centres by promoting small scale business uses. The policy also emphasises the need for high quality design which improves the visual appearance within the village centre whilst ensuring easy access for all. This is a generic development management policy and, as such, it is not expected to have any significant effects on EU designated sites.	No likely significant effect
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.	This policy supports the re-use of vacant buildings. This is a generic development management policy and, as such, it is not expected to have any significant effects on EU designated sites.	No likely significant effect
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.	This policy supports small scale employment uses which fit with the surrounding area. This is a generic development management policy and, as such, it is not expected to have any significant effects on EU designated sites.	No likely significant effect

Sprowston with Beeston St Andrew Draft NP Review Policy	Analysis	Likely significant effect
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	This policy offers generic support for proposals that provide new medical facilities. This is a generic development management policy and, as such, it is not expected to have any significant effects on EU designated sites.	No likely significant effect
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.	This policy offers generic support for proposals for provide new education provision. This is a generic development management policy and, as such, it is not expected to have any significant effects on EU designated sites.	No likely significant effect

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 into 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.	The policy requires developments to contribute to improving accessibility, thus enhancing health and wellbeing. The policy also highlights support for developments which encourage use of sustainable transport. A number of specific measures are set out in relation to the design and layout of pedestrian, cycling and public transport infrastructure, to which development proposals are expected to adhere. This is a generic development management policy and, as such, it is not expected to have any significant effects on EU designated sites. Any proposals related to new connections may require a project level HRA to assess any potential impact.	No likely significant effect

Sprowston with Beeston St Andrew Draft NP Review Policy	Analysis	Likely significant effect
● 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.		As above

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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.	This policy looks to protect and enhance existing community facilities as well as supporting proposals that allow for new provision of community and leisure facilities across the neighbourhood area, particularly those identified through community consultation. This is a generic development management policy and, as such, it is not expected to have any significant effects on EU designated sites.	No likely significant effect

Sprowston with Beeston St Andrew Draft NP Review Policy	Analysis	Likely significant effect
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.	This is a site-specific policy which relates to any potential re-development of the Park and Ride facility. The policy includes criteria for consideration as part of any re-development, and does not constitute an allocation. As such, this policy is not expected to have any significant effects on EU designated sites.	No likely significant effect

Sprowston with Beeston St Andrew Draft NP Review Policy	Analysis	Likely significant effect
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	This is a site-specific policy which looks to build upon JNP8 with specific suggestions for improvement to the Wroxham Road Local Centre, which would be supported. As such, it is not expected to have any significant effects on EU designated sites	No likely significant effect

Sprowston with Beeston St Andrew Draft NP Review Policy	Analysis	Likely significant effect
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.	This is an aspirational policy which lends support to proposals to join up existing areas of recreation and green space, creating an activity park for the community. As such, this is a generic development management policy and, as such, it is not expected to have any significant effects on EU designated sites.	No likely significant effect
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, Compatibility of the design of any new buildings when considered against Policy JNP3 and the Sprowston Design Guidance and Codes 2025.	This is a site-specific policy which relates to any potential re-development of land at School Lane. The policy includes criteria for consideration as part of any re-development, and does not constitute an allocation. As such, this policy is not expected to have any significant effects on EU designated sites.	No likely significant effect

Sprowston with Beeston St Andrew Draft NP Review Policy	Analysis	Likely significant effect
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.	This policy looks to influence the layout and design of development specifically within the Beeston Hall and associated parkland area. This policy looks to build upon **policy JNP3: Design**. This is a specific landscape and design policy for Beeston St Andrew. As worded, it is not expected to have any significant effects on EU designated sites.	No likely significant effect

5. Conclusion

5.1 The screening assessment suggests that there will be no likely significant effect of the proposed Sprowston with Beeston St Andrew Neighbourhood Plan Review on European designated sites, and therefore that a full Appropriate Assessment is not required.

5.2 None of the proposed policies within the draft Neighbourhood Plan allocates any sites for future development in the parish. The majority of the policies are development management policies that seek to shape and influence future proposals. Those policies that do relate to specific sites are those that seek to protect or enhance key environmental, recreation or other amenity features, as well as setting out considerations for the sensitive re-development of existing sites within the area.

5.3 The Sprowston with Beeston St Andrew neighbourhood area contains no European designations as stated above, but it is in relatively close proximity to two sites. Any Neighbourhood Plan should take full account of potential impacts on these designations, and the draft policies appear to demonstrate no adverse effects.

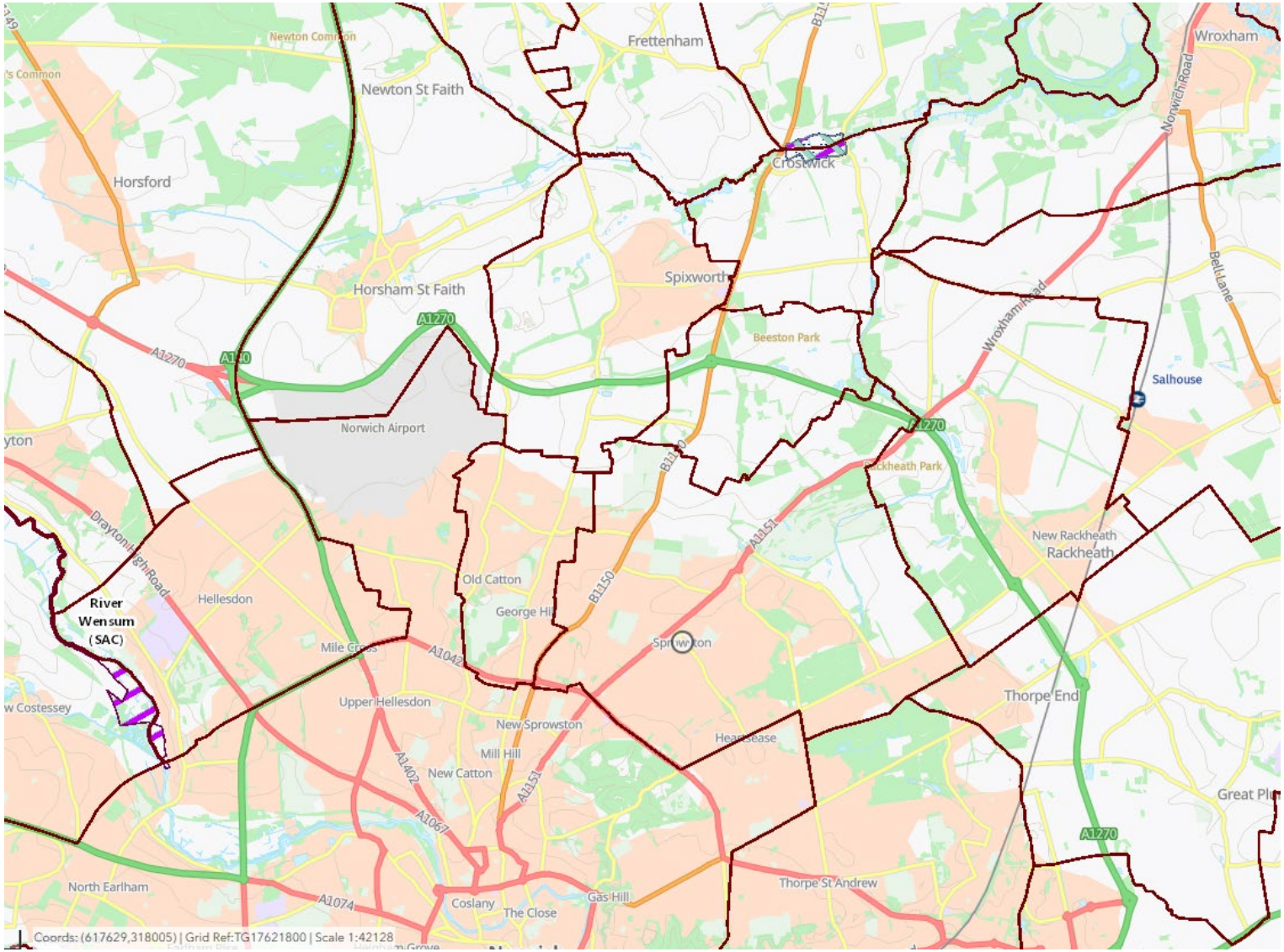
5.3 This screening assessment has been performed in relation to the draft version of the Neighbourhood Plan policies, which are intended to be subject to Reg. 14 pre-submission consultation. Once the final draft of the Neighbourhood Plan is submitted to Broadland District Council, the local planning authority (LPA) will review the policies therein to see if there have been any significant changes. If so, then the LPA may decide to update this assessment at that time.

5.4 This assessment report has been sent to Natural England for comments, as the appropriate nature conservation body specified by the Conservation of Habitats and Species Regulations 2017. The response from Natural England, dated 17th March 2026, is that the organisation agrees there is not likely to be any significant effect from the proposed policies within the updated Plan on European designated sites. The response letter is included as Appendix 3 to this report.

5.5 On the basis of this screening report, and the response from Natural England, Broadland District Council determines that a Habitats Regulations Assessment is not required in relation to the emerging Strumpshaw Neighbourhood Plan Review.

Appendix 1: Map showing European Designated Sites in relation to Sprowston & Beeston St Andrew

(Source: Magic Map [Magic Map Application] January 2026)



Appendix 2: Details of relevant European Sites

This information has been taken from the Appendix 1 of the Habitats Regulations Assessment of the published ;Proposed Submission Greater Norwich Local Plan', produced in July 2021 by the Landscape Partnership.

The Broads SAC/ Broadland SPA, Ramsar

Site description summary

A low-lying wetland complex connecting the Bure, Yare, Thurne, and Waveney River systems. Wetland habitats form a mosaic of open water, reedbeds, carr woodland, grazing marsh, and fen meadow, with an extensive network of medieval peat excavations. The Site boasts a rich array of flora and fauna.

The SPA is designated for supporting a number of rare or vulnerable (Article 4.1) Annex I bird species during the breeding season. In addition, the SPA is designated for supporting regularly occurring migratory (Article 4.2) species during the breeding season and over winter.

SAC qualifying features

- 3140 Hard oligo-mesotrophic waters with benthic vegetation of Chara spp.
- 3150 Natural eutrophic lakes with Magnopotamion or Hydrocharition – type vegetation
- 6410 Molinia meadows on calcareous, peaty, or clayey-silt-laden soils (Molinion caeruleae)
- 7140 Transition mires and quaking bogs
- 7210 Calcareous fens with Cladium mariscus and species of the Caricion davallianae
- 7230 Alkaline fens
- 91E0 Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae)
- 4056 Anisus vorticulus (Little whorlpool ram'shorn snail)
- 1903 Liparis loeselii (Fen Orchid)
- 1355 Lutra Lutra (Eurasian Otter)
- 1166 Triturus cristatus (Great Crested Newt)
- 1016 Vertigo moulinsiana (Desmoulin's whorl snail)

SPA qualifying features

- A056 Anas clypeata (Shoveler) (over winter)
- A050 Anas penelope (Wigeon) (over winter)
- A051 Anas strepera (Gadwall) (over winter)
- A021 Botaurus stellaris (Bittern) (breeding)
- A081 Circus aeruginosus (Marsh Harrier) (breeding)
- A082 Circus cyaneus (Hen Harrier) (over winter)
- A037 Cygnus columbianus bewickii (Bewick's Swan) (over winter)
- A038 Cygnus cygnus (Whooper Swan) (over winter)
- A151 Philomachus pugnax (Ruff) (over winter)

Ramsar qualifying features

- H7210 Calcareous fens with Cladium mariscus and species of the Caricion davallianae Calciumrich 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, and the Annex II species
- S1016 Vertigo moulinsiana (Desmoulin`s whorl snail)
- S1355 Lutra lutra (Eurasian Otter)
- S1903 Liparis loeselii Fen Orchid
- Cygnus columbianus bewickii, NW Europe (Tundra (Bewick's) Swan)
- Anas penelope (Eurasian Wigeon)
- Anas strepera strepera (Gadwall)
- Anas clypeata (Shoveler)

Relevant Component SSSI/s for the Neighbourhood Area

Cantley Marshes SSSI: Covers 272.11ha and contains 3 units. 100% of area in Favourable condition.

Yare Broads and Marshes SSSI: Covers 744.46ha and contains 28 units. 9.22% of area in Favourable condition, 11.30% of area in Unfavourable-Recovering condition, 47.27% of area in Unfavourable-No change condition, 2.20% of area in Unfavourable-Declining condition.

SAC Conservation Objectives

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring -

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
- The populations of qualifying species, and,
- The distribution of qualifying species within the site.

SPA Conservation Objectives

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring –

- The extent and distribution of the habitats of the qualifying features
- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying features, and,
- The distribution of the qualifying features within the site.

Appendix 3: Natural England Response

Date: 17 March 2026
Our ref: 540722
Your ref: Sprowston with Beeston St Andrew Neighbourhood Plan

Ms Vicky West
South Norfolk & Broadland District Council

BY EMAIL ONLY
neighbourhoodplans@southnorfolkandbroadland.gov.uk

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

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 sites[1], 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.

[1] Habitats sites are those referred to in the National Planning Policy Framework (Annex 2 - glossary) as "any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites".

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