

Acle Neighbourhood Plan

Implementation Plan

2014

The Acle Neighbourhood Plan Working Group has prepared this implementation plan which identifies actions required in order to achieve the vision and objectives of the Neighbourhood Plan. The implementation plan does not set out policies but contains guidance on practical next steps required in order to deliver **site specific policies** and policies with site specific components that are set out in the Neighbourhood Plan.

Policy 1: Acle Bridge area improvements

The sensitive redevelopment of brownfield land and un-used buildings around the Acle Bridge is encouraged for high-quality Broads-related leisure and tourism uses. This could include new food and drink venues, more day moorings and new leisure uses.

As part of any redevelopment it is expected that road access to existing uses from the A1064 will be improved alongside the provision of enhanced public realm, interpretation and signage directing pedestrians to the village. Environmental improvements are also encouraged to create a high quality gateway to the village.

Any development proposals should refer to Policy DP2 of the Broads Authority Development Management DPD and refer to technical guidance accompanying the NPPF regarding flooding which will be used to assess the suitability of proposals in this area.

Any new development should respect the setting of the St Mary’s Priory scheduled monument which is located on adjacent land. Where appropriate archaeological investigations may be required as part of any work in this area.

ACTION: Input to any future redevelopment proposals for the Acle Bridge area	Priority:	Medium
	Responsibility:	Landowner
	Timescale:	Ongoing: Determined by third party landowners
	Partners:	English Heritage, Environment Agency, Natural England, Norfolk County Council, Broads Authority, Broadland District Council
	Resource:	Officer time

Policy 2: Village centre public realm improvements

It is proposed to progress plans to reduce the extent of highway in the village centre and create enhanced areas of public realm. This would include increasing the width of narrow pavements and creating larger consolidated areas of public open space.

It is expected that any proposals to improve the centre of the village will:

- Deliver a larger amount of high quality public open space, possibly in the form of a village green
- Deliver safer and more generous pavements and pedestrian crossing points
- Simplify and maintain existing routes for through traffic

<ul style="list-style-type: none"> • Maintain existing levels of parking • Be tested to ensure they are capable of carrying a full range of vehicles necessary in the local economy, for example sugar beet lorries, combine harvesters and mobile cranes • Enhance the setting of Listed buildings in and around the area including the Jubilee Monument. 		
ACTION: Establish multi-agency working group	Priority:	Medium
	Responsibility:	Acle Parish Council
	Timescale:	Short-term (0-2 years)
	Partners:	Norfolk County Council (Highways), Broadland District Council
	Resource:	Officer time
ACTION: Commission feasibility study, detailed design work and preparation of necessary planning applications / highway orders	Priority:	Medium
	Responsibility:	Acle Parish Council and (potentially) Norfolk County Council
	Timescale:	Short-term (0-2 years)
	Partners:	Broadland District Council, Norfolk County Council, English Heritage, local landowners and tenants, major local businesses with large vehicles that will use the village centre such as Hugh Crane and farmers
	Resource:	Officer time, finance to fund feasibility and design work
ACTION: Capital works and delivery	Priority:	Medium
	Responsibility:	Subject to discussion with Norfolk County Council works could be commissioned by the County Council or the Parish Council
	Timescale:	Subject to securing capital funding
	Partners:	Broadland District Council, Norfolk County Council
	Resource:	Officer time and external capital funding that could possibly include CIL

Policy 5: Improving links to the countryside and surrounding villages

Provision of new and the retention and improvement of existing footpaths, footways, cycle ways and bridleways connecting Acle with surrounding villages and countryside is encouraged. In particular the plan expects that:

- The informal footway between the Norwich Road and the southern boundary of Acle Academy will be preserved and improved as part of the Mill Lane development
- The permissive path adjacent the A1064 between Acle Bridge and the village will be improved, possibly becoming a formal footpath or cycleway. Developments at Acle Bridge described in Policy 1 will be expected to make a contribution towards improvement and ongoing maintenance.

ACTION: Input to detailed design of Mill Lane scheme to ensure the informal footway between Norwich Road and southern boundary of Acle Academy is preserved and improved	Priority:	High
	Responsibility:	Acle Parish Council
	Timescale:	Short (0-2)
	Partners:	Landowner (Norfolk County Council)
	Resource:	Officer time. The improvements could be funded as part of the Mill Lane development.
ACTION: Upgrade permissive path between Acle Bridge and the village	Priority:	High
	Responsibility:	Acle Parish Council
	Timescale:	Short (0-2)
	Partners:	Broads Authority (landowner)
	Resource:	Officer time and capital funds to deliver works. Funding could potentially be derived from new development around Acle Bridge promoted under Policy 1.

Policy 6: Improving access to the Wherry Line

The plan encourages improvements to pedestrian and cycle access to the station and facilities for pedestrians, cyclists and motorists at the station.

Specific improvements which are encouraged include better signage in and around the village centre, enhanced lighting and public realm in the A47 underpass, better surfaces and lighting along the footpath from Reedham Road to the station and improved and expanded cycle and car parking facilities at the station itself.

ACTION: Develop the scope of improvements	Priority:	Medium
	Responsibility:	Acle Parish Council
	Timescale:	Short (0-2 years)
	Partners:	Norfolk County Council (Highways), Network Rail and Rail Franchise Operator
	Resource:	Officer time
ACTION: Deliver capital improvements	Priority:	Medium
	Responsibility:	Acle Parish Council
	Timescale:	Medium (2-5 years)
	Partners:	Norfolk County Council (Highways), Network Rail and Rail Franchise Operator
	Resource:	Officer time and funding for the purchase and installation of improvements which could include new signage, improved surfacing, cycle parking etc.

		Funding could possibly include contributions from CIL
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Policy 7: Reducing the severance effect of the A1064

Access between Acle and land uses / developments in the adjacent Broads area to the east of the A1064 should be improved.

The introduction of lower speed limits on the A1064 between the A47 junction and the River Bure, and the installation of a formal pedestrian crossing over the A1064 near to Hermitage Close are both supported by this plan.

ACTION: Scope feasible measures to reduce speeds and improve pedestrian crossing points	Priority:	High
	Responsibility:	Acle Parish Council
	Timescale:	Short (0-2 years)
	Partners:	Norfolk County Council (Highways)
	Resource:	Officer time
ACTION: Deliver agreed measures	Priority:	High
	Responsibility:	Acle Parish Council / Norfolk County Council
	Timescale:	Short (0-2 years)
	Partners:	Norfolk County Council
	Resource:	Officer time and funding for any works. Funding could possibly include contributions from CIL

Policy 8: Village centre development

The retention of existing retail uses and the development of brownfield sites in the village centre for mixed residential and small scale commercial uses (including retail or office) is encouraged by this plan.

It is expected that proposals will take particular care to ensure that the scale, massing and external treatments, including advertising contribute to the enhancement of the village centre's appearance and vibrancy together with the preservation and enhancement of the Listed buildings and their settings that lie within the area.

It is expected that any proposals for new development will be accompanied by an assessment of parking in the village centre to ensure that they do not negatively impact the ability of Acle to function as a service centre for surrounding hamlets which rely on use of the private car to access village amenities.

ACTION: Input to any future redevelopment proposals in and around the village	Priority:	Medium
	Responsibility:	Acle Parish Council
	Timescale:	Subject to landowners coming forward with redevelopment proposals

centre	Partners:	Broadland District Council, English Heritage
	Resource:	Officer time

Policy 9: Business space

New high quality, flexible employment space for B1a and B1b activities in the village is encouraged. It is expected that any new major employment development will provide units for businesses of a range of sizes to allow small businesses and start-ups to grow-on and remain in the village.

High quality B1a and B1b development is specifically encouraged on land between the A47 and A47 exit slip road to the south east of the village centre. Any development in this location should be sensitive to the visibility of the site, seek to maintain a high-quality landscaped gateway to the village and not fetter access to the proposed residential allocation at the Mill Lane site.

ACTION: Input to any future development proposals	Priority:	Medium
	Responsibility:	Acle Parish Council
	Timescale:	Subject to landowners coming forward with proposals
	Partners:	Broadland District Council, Norfolk County Council (Highways), Mill Lane development promoters
	Resource:	Officer time

Policy 11: Future housing integration

The layout and design of any new housing development in and around the village including the Mill Lane scheme will be expected to integrate with existing areas, in terms of access, links to facilities, links to the village centre and have regard to the character of adjoining areas.

The Plan seeks to ensure that house builders and promoters design inclusive and mixed communities that reflect the physical characteristics of Acle and support integration and cohesion within and between new and existing communities, for example: by making sure affordable housing is well integrated with market housing; that housing is sympathetically designed to reflect the local vernacular; and that proposed developments include opportunities for people to meet formally and informally.

Encouragement will be given for developers and proposers to meaningfully consult and engage with the local community as development proposals are progressed to show how the views of the community have been addressed in any subsequent planning application(s).

ACTION: Liaise with the promoters of major developments, input to proposals and facilitate major consultation and engagement events	Priority:	High
	Responsibility:	Acle Parish Council
	Timescale:	Ongoing
	Partners:	Development promoters, Broadland District Council, Broads Authority
	Resource:	Officer time