



Acle Neighbourhood Plan

Adopted; February 2015



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Preface

This Adopted Plan was prepared by the Acle Neighbourhood Plan Working Group over the course of 2013 and 2014, informed by on-going consultation and dialogue with local residents and stakeholders. The Acle Neighbourhood Plan Working Group came together at the start of 2013 after a call for members. It is made up of representatives from Acle Academy, St Edmunds Primary School, Acle Society, Acle Youth Club, Acle Lands Trust, Acle Recreation Centre and Social Club, Churches Together and Acle Parish Council.

The Working Group has progressed through a number of stages of work to get the Neighbourhood Plan to this point:

- Background research on the social, economic and environmental conditions in the village
- Sustainability appraisal scoping
- Public consultation with the community to understand its aims, aspirations and concerns
- Individual consultation meetings with key stakeholders
- Workshops to develop initial policies from background research and public consultation
- Sustainability appraisal to test any effects emerging policies could have on the environment, community and economy
- Public consultation with the community to test the initial policies and refinement to reflect comments received
- Pre-submission consultation with the local community, statutory and non-statutory stakeholders

Following the pre-submission consultation, the document was submitted to Broadland District Council and the Broads Authority for their consideration before being the subject of an independent examination by an experienced planning professional. The examiner suggested a number of modifications which were accepted in full.

Finally, the Neighbourhood Plan was the subject of a local referendum which was held on 8th January 2015. Local residents voted in favour of the Neighbourhood Plan which triggers its formal adoption.

As an adopted piece of planning policy, the Acle Neighbourhood Plan will help Broadland District Council and the Broads Authority to determine planning applications in the village. It now has sufficient status to help make a real difference to the future of the village and shape future proposals put forward by developers.



1.0 Introduction

1. Introduction

- 1.1 The Acle Neighbourhood Plan provides a vision for the future of the Parish of Acle up to 2026. Fundamentally, the Plan also provides a number of policies that future development must take into account which will help to ensure that the vision is achieved.
- 1.2 The Acle Neighbourhood Plan provides guidance that complements existing local, national and strategic planning policy. The policies in this Plan are intended to provide additional detail and subtlety that reflect the special characteristics of the village that cannot reasonably be addressed by higher level guidance.
- 1.3 The Plan has been made possible by new powers contained within the Localism Act (2011) which seek to decentralise policy making and increase the extent to which local neighbourhoods and communities can determine their own future. The Acle Neighbourhood Plan has been strongly influenced by the views of the community expressed at a series of consultation events and detailed research undertaken by the Neighbourhood Plan Working Group.
- 1.4 The remainder of this document is set out as follows:
 - **Acle in 2013/2014:** This section provides a summary of social, environmental and economic trends in Acle and helps to illustrate the basis for some of the policies
 - **Vision and objectives:** This section provides an overall vision and set of objectives for the Neighbourhood Plan
 - **Policies:** This section sets out a series of policies and the background to those policies. It addresses policies under the following four broad headings:
 - Community and leisure
 - Movement and transport
 - Business and economy
 - Housing.

ACLE HERITAGE



A. THE BRIDGE INN FORMERLY THE ANGEL ALE HOUSE AND REKNOWN FOR SMUGGLING IN THE PAST, THE FIRST BRIDGE RECORDED HERE WAS IN 1101AD

C. THE BRIDEWELL BUILT 1570 APPROX. THIS WAS A PRISON AND HOUSE OF CORRECTION

E. THE MANOR HOUSE BUILT 17th CENT. HAS A BRICK BUILT CRUCIFORM CELLAR, RESTORATION AWARD 1981.

G. IVY HOUSE FORMERLY THE

B. SITE OF WEYBRIDGE PRIORY DEDICATED TO SAINT MARGARET, THE PRIORY EXISTED FROM THE 12th CENTURY TO THE 16th CENTURY IS NOW PROTECTED MONUMENT

D. THE WHITEHOUSE HOUSE BUILT IN THE 17th CENTURY

F. CALTHORPE CHURCH BUILT 17th CENTURY RESTORED.

H. QUEENS HEAD COACH HOUSE

2. Acle in 2014

Introduction to Acle

- 2.1 Acle is an historic village situated between Norwich to the west and Great Yarmouth to the east. The Parish of Acle is located within Broadland Local Authority District but a significant proportion of the east of the Parish falls within the Broads Executive Area (the Norfolk and Suffolk Broads, which has an equivalent status to a National Park).
- 2.2 The Parish of Acle is largely rural, characterised by arable farmland on higher ground in the west and marshland / pasture on low-lying land in the east. The village of Acle is located in the centre of the Parish on the edge of the higher ground.
- 2.3 The village is a nucleated settlement that has grown around the confluence of a number of radial routes linking it to surrounding towns and villages. In 1989 the A47 was upgraded and a bypass was created to the south east of the village. Whilst traffic was taken away from the centre of the village, the bypass effectively severs the Parish on an east – west alignment.
- 2.4 Acle is an historic village and contains a number of important listed buildings and structures. This includes the Grade I Listed Church of St Edmund, the Grade II Listed Jubilee Monument and a number of other Grade II Listed buildings mainly in and around the village centre. In addition, within the Parish at Acle Bridge there is the site of St Mary's Priory which is a scheduled ancient monument.
- 2.5 The overlap between the Parish of Acle and the Norfolk and Suffolk Broads means that the Neighbourhood Plan area contains a number of important designated landscapes and undesignated green-spaces. Primarily, part of the Parish lies within the Norfolk and Suffolk Broads, to the south east of the village there is a large low-lying area known as Decoy Carr which is designated as a RAMSAR site, Special Area of Conservation, Special Protected Area and Site of Special Scientific Interest. In addition to this there are a number of important wildlife sites and natural assets such as Roman Wood.

Community and leisure

- 2.6 The population of the village at the time of the last Census (2011) was around 2,800 having increased by around 100 since 2001. There is a particularly high proportion of residents aged over 60 living in the village which is indicative of its attractiveness as a retirement community.
- 2.7 Unemployment in the village is low, with only around 1.75% of working age residents claiming job seekers allowance. Unemployment in Norfolk as a whole is around 3% (ONS, 2013). In line with the Broadland area, the largest occupational classification group of residents in Acle is lower managerial, administrative and professional occupations which is illustrative of a relatively affluent professional working population. However, relative to Broadland, there is a high proportion of residents with no qualifications and lower proportions of residents with higher order (Level 3 and 4) qualifications (ONS, 2013). Deprivation in the village is low with no indicators registering in the 40% most deprived in England (Index of Multiple Deprivation, 2010).
- 2.8 Acle is well served by community and sports facilities with a large recreation centre and grounds, a library, health centre and various community meeting rooms. The recreation

centre provides outdoor sports pitches, children's play areas, crown green bowls and indoor bowls facilities, tennis courts, five-a-side pitches and a social club.

- 2.9 The village has a secondary school in Acle Academy which serves the village and a large rural hinterland, a primary school and some pre-school facilities.

Movement and transport

- 2.10 Acle is well connected. It has direct access to the A47 which links it to Great Yarmouth and Norwich and the wider strategic road network. It has a train station on the Wherry Line which has regular stopping services to Great Yarmouth and Norwich and is well served by bus.
- 2.11 The village is reasonably well served by a network of footpaths which link it to the Broads and surrounding countryside. However, some of these paths are in poor condition and in some cases under used. Links across the A1064 between the village and the Broads are particularly poor with no formal crossing points.
- 2.12 The quality of the pedestrian environment within the village varies. The village centre in particular is dominated by large areas of highway which can be difficult to cross and in some areas pavements are lacking.

Business and employment

- 2.13 There are around 900 full time jobs in Acle (ABI, 2013). This has remained broadly constant since the early 2000's in spite of the financial crisis and subsequent recession.
- 2.14 The main sectors of employment in Acle are wholesale & retail and education, the latter driven by the presence of the primary school and Acle Academy. Manufacturing; accommodation and food services; professional, scientific, and technical activities; and, human health and social work are also important sectors of employment (ABI, 2013).
- 2.15 There were around 130 VAT registered businesses based in Acle (in 2008); there may be many more that are not registered for VAT. In line with trends at the district and county level, the majority of businesses in Acle employ less than 10 people (around 85%) with a smaller proportion (around 14%) employing under 50 people. The two most significant employers in the parish are Acle Academy and Hugh Crane (Cleaning Equipment Ltd.) which is located just outside of the village but within the Parish.
- 2.16 There are two main concentrations of employment buildings in Acle at the Damgate Lane industrial estate and the village centre. Damgate Lane comprises a number of small light industrial units and the village centre, including The Street, comprises a mixture of retail units, retail services and small office space.

Housing

- 2.17 There are currently around 1,300 houses in Acle the majority of which are detached and semi-detached. The large majority of houses in the village are owner occupied (around 80%) with the remainder either social rented (10%) or private rented (10%, (ONS, 2013)).
- 2.18 Areas of housing have grown around the centre of the village with numerous housing estates built off arterial routes throughout the twentieth century. The village looks set to grow

further in the near future with an allocation for around 120-150 new homes on an area to the west of the village known as the 'Mill Lane site' and a smaller development within the village off Springfield Road.



3.0 Vision & objectives

3. Vision and objectives

- 3.1 The vision for the Acle Neighbourhood Plan and the accompanying objectives have been developed by the Neighbourhood Plan Working Group and importantly, informed by and tested with the local community.
- 3.2 The intended lifespan of the Acle Neighbourhood Plan, the vision and objectives is from 2014 to 2026. This reflects the lifespan of the Broadland District Council Joint Core Strategy.

Vision

- 3.3 The vision for the Neighbourhood Plan is **to ensure that Acle continues as a flourishing village and gateway to the broads that maintains a strong sense of community whilst embracing a sustainable and prosperous future as a place where people choose to live, work and visit.**

Objectives

- 3.4 The objectives for the Plan are designed to address issues identified as specific to Acle and issues identified by the local community. They provide a starting point for the development of policies and a framework for the future, which if fulfilled, can help to achieve the vision for Acle.

Community and leisure

- O1: To improve the ability of the village centre to be used for community events
- O2: To support enhanced education facilities for all age groups
- O3: To improve access to formal and informal sports and leisure provision.

Movement and transport

- O4: To improve conditions for walking and cycling from the village centre to the surrounding countryside
- O5: To reduce the dominance of the highway in the village centre
- O6: To support enhanced public transport infrastructure.

Business and employment

- O7: To enhance the attractiveness, vitality and viability of the village centre for small scale town centre uses, particularly for retailing
- O8: To ensure that employment sites are developed for an appropriate mix of employment uses
- O9: To improve the attractiveness of Acle for inward investment.

Housing

- O10: To promote the integration of new housing development into the social and physical fabric of the village.

- 3.5 New housing development in the village should include a mix of houses of sizes, types and tenures to reflect local housing needs and aspirations, including affordable homes, homes suited to first buyers and older people looking to downsize. Encouragement will be given to homes designed to be accessible for those with reduced standards of mobility as well as homes designed to be accessible and adaptable for wheelchair users. These matters are addressed in policies in the Joint Core Strategy and Local Plan.



Community Info

Train Times

Norwich to and from
Great Yarmouth and Lowestoft

Valid from 11 December 2011

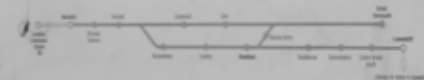


Table with 4 columns: Direction, Station, Time, and Notes. It lists train schedules for Norwich to Great Yarmouth and Lowestoft.

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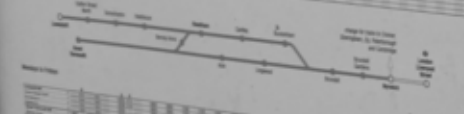


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Acle Annual Parish Meeting

Monday, 18th April 2012

at 7.15pm
Acle Methodist Church
Stratford Road

All Parishioners are invited
to Attend

Proposed Northern Road and Postwick Improvement Public

Consultation

Thursday, 19th April 2012

at 7.15pm
Acle Methodist Church
Stratford Road

All Parishioners are invited
to Attend

BROADLAND DISTRICT COUNCIL BY-ELECTION OF TWO PARISH COUNCILLORS THURSDAY, 19 APRIL 2012

Statement of Intent to Stand for Election

Statement of Intent to Stand for Election

Parish	Name	Address	Signature	Date
ACLE	Mr. John Smith	123 Main St, Acle	[Signature]	10/04/12
ACLE	Ms. Jane Doe	456 High St, Acle	[Signature]	10/04/12
POSTWICK	Mr. David Brown	789 Church St, Postwick	[Signature]	10/04/12
POSTWICK	Ms. Sarah White	101 School St, Postwick	[Signature]	10/04/12

AGED 16-25P AN EXPERIENCE



Get

Activity	Time	Location
Tennis	10.00am - 12.00pm	Postwick Sports Centre
Badminton	1.00pm - 3.00pm	Postwick Sports Centre
Table Tennis	3.00pm - 5.00pm	Postwick Sports Centre

4. Policies

Community and leisure

Policy 1: Acle Bridge area improvements

Background

- 4.1 The area at Acle Bridge is the main local link between the village and tourism activity on the Norfolk and Suffolk Broads. Tourism associated with the Norfolk and Suffolk Broads is a major part of the regional economy and has the potential to generate significant local economic development for Acle.
- 4.2 Presently the quality of development at Acle Bridge is mixed and the density of development is relatively low. Existing activities are constrained by difficult vehicular access off the A1064 and pedestrian links to the village are unclear and poor quality. Some land and buildings around the Bridge are also poorly maintained which impacts the attractiveness of the location to tourists and inward investors.
- 4.3 This important node is not currently fulfilling its potential as a hub for leisure and tourism related activity and therefore has only a limited positive economic impact on Acle.

Intention

- 4.4 The Neighbourhood Plan is keen to support the growth of high quality leisure and tourism activity around the Acle Bridge as a means of developing and enhancing the economy of Acle. The area could provide space for new and expanded businesses and a source of employment and opportunities for local residents. Policy 5 seeks the improvement of the path along the A1064 from Acle Bridge to the village and paths alongside the River Bure.

Policy 1: Acle Bridge area improvements


The area at Acle Bridge shown on the Policy 1 plan shall be safeguarded for high quality Broads related leisure and tourism uses, including food and drink premises, marinas and moorings. Improvements to the facilities in the area to create a high quality gateway to the village will be supported, including improvements to the environment, access road, public realm, interpretation and signage to promote footpath and cycle links to Acle 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.



KEY


 Proposed improvements area

 Site of St Mary's Priory Scheduled Ancient Monument

Policy 1: Acle Bridge Area Improvements

Acle Neighbourhood Plan

Scale 1: 3000



Policy 2: Village centre public realm improvements

Background

- 4.5 The success and vitality of the centre of Acle as a location for community and economic life is currently undermined by the legacy of highway infrastructure from its previous role as the main road between Norwich and Great Yarmouth.
- 4.6 Before the village was bypassed in 1989 by the A47, vehicular traffic travelling between Great Yarmouth and Norwich passed through the centre of Acle and the amount of land required for roads, junctions and filter lanes to keep traffic flowing freely was significant. As the amount of land required for increasing levels of traffic grew, areas of public realm and the pedestrian environment were reduced to provide more space for vehicles and highway.
- 4.7 When the A47 bypass was opened in 1989 it removed significant volumes of vehicular traffic from the centre of Acle which was then left to more local traffic. However, the physical extent of highway in the village centre was never down-graded or reduced in line with the much lower levels of traffic and remains in situ today.
- 4.8 As a result of the current conditions in the village centre there are only limited areas of public space. The village centre is unsuitable for vibrant and active retail and leisure uses which spill out onto the pavement and create active frontages. The lack of public space makes it unsuitable for community activities and events that would typically be held in town and village centres. Additionally, the scale and width of highway in some places, combined with limited pavements, make it difficult for residents, particularly the elderly, to move around and access facilities in the village centre on foot.

Intention

- 4.9 The Neighbourhood Plan seeks to start the process of providing Acle with a village centre that is designed primarily for the community, and not the car. Relevant agencies such as Norfolk County Council and Broadland District Council are encouraged to work with the Parish Council and local community to develop and deliver this aspiration.
- 4.10 It is hoped that the area of land given over to highway can be reduced and replaced with improved pavements and public spaces whilst maintaining vehicular access and car parking. A village centre that is designed for the community will provide a more attractive hub for vibrant and active businesses to locate and take advantage of greater levels of public space. It will be easier for residents to move around the village centre and provide a space that is capable of holding community events, fete's and markets.

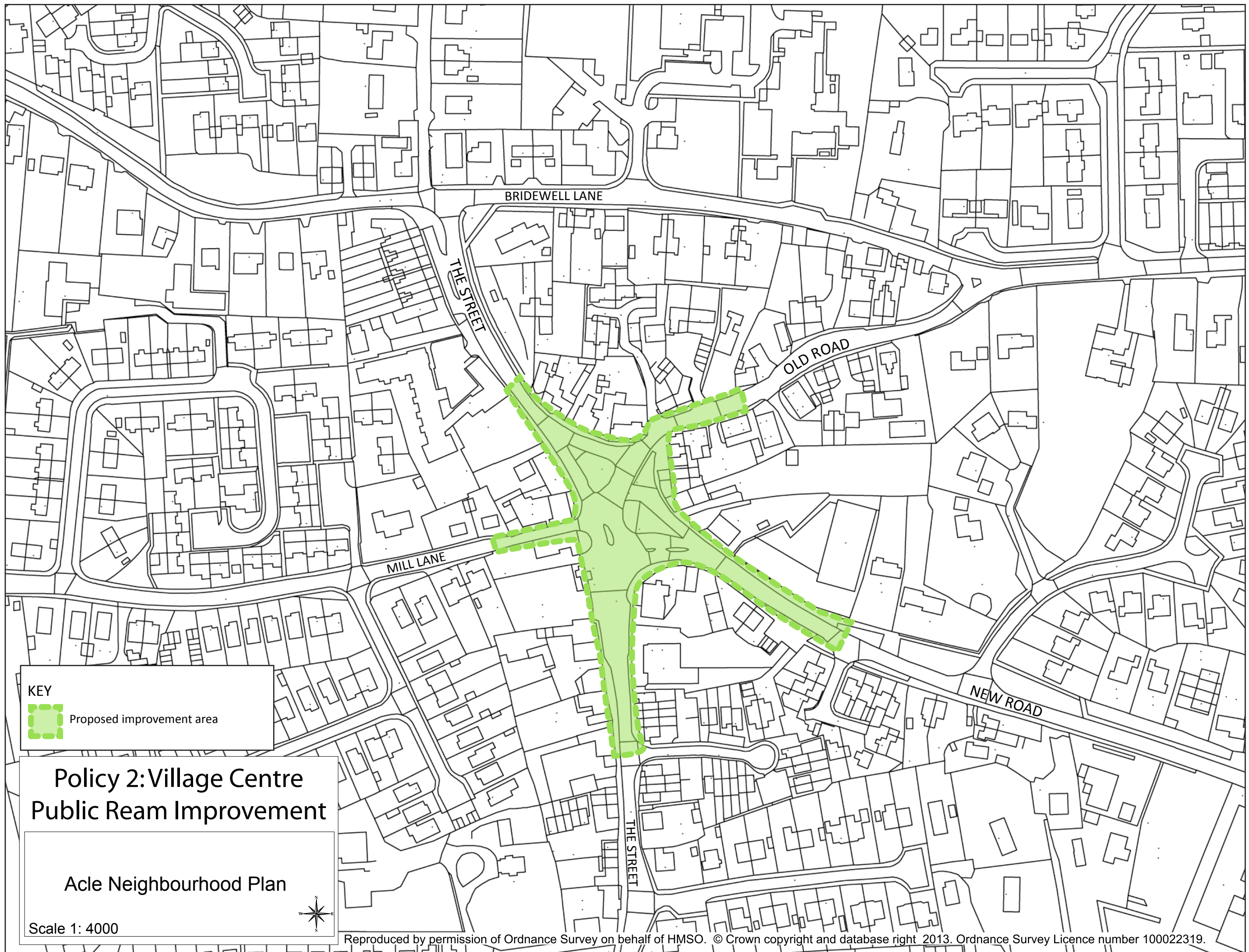
Policy 2: Village centre public realm improvements

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
- 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.




KEY

 Proposed improvement area

Policy 2: Village Centre
Public Realm Improvement

Acle Neighbourhood Plan

Scale 1: 4000



Policy 3: Acle Academy

Background

- 4.11 Acle Academy is a centre for community activity in the village. It plays a vital role serving over 700 young people from Acle, surrounding villages and the large rural hinterland. However, Acle Academy is constrained by aging buildings and facilities that do not fully meet the needs of young people and the wider community today.
- 4.12 Whilst investment has been made in parts of the school in recent years, some buildings have not been altered since the school opened in the late 1950s and were designed to provide facilities for a much smaller learner population of around 300. Particular facilities such as the sports hall are becoming increasingly unfit for purpose and create a challenge for the school to deliver its core values of care, challenge and enrichment.

Intention

- 4.13 It is the intention of the Neighbourhood Plan to support improvements to the Acle Academy so that it can provide the highest quality facilities for students and the local community. This Plan is intended to support any applications to relevant agencies for funding to deliver this aspiration.

Policy 3: Acle Academy

The upgrade and growth of Acle Academy within its existing site and the provision of new high quality sports facilities for students and the wider community will be supported.

Policy 4: Pre-school provision

Background

- 4.14 Acle has a small pre-school situated in a prefab within the grounds of St Edmunds Primary School. Whilst the organisation continues to deliver a good service, the facilities are aging and inadequate. The situation will become increasingly acute as Acle continues to grow over the coming years.

Intention

- 4.15 The Neighbourhood Plan seeks to provide a basis for the development of higher-quality replacement pre-school facilities. This Plan is intended to support any applications to relevant agencies for funding to deliver this aspiration.

Policy 4: Pre-school provision

Provision of an enhanced replacement pre-school facility is encouraged. The replacement facility should contain two classrooms and be better integrated with the existing primary school in order to create an improved learning environment.

Movement and transport

Policy 5: Improving links to the countryside and surrounding villages

Background

- 4.16 Acle is set within a beautiful and fascinating landscape with areas to the east falling within the Norfolk and Suffolk Broads National Park and rolling agricultural land to the west. The local landscape is punctuated by a variety of protected ecological sites, woodlands, rivers, dykes, archaeological and built heritage. However, recognition of the quality and diversity of the landscape around the village and the assets it contains is relatively limited.

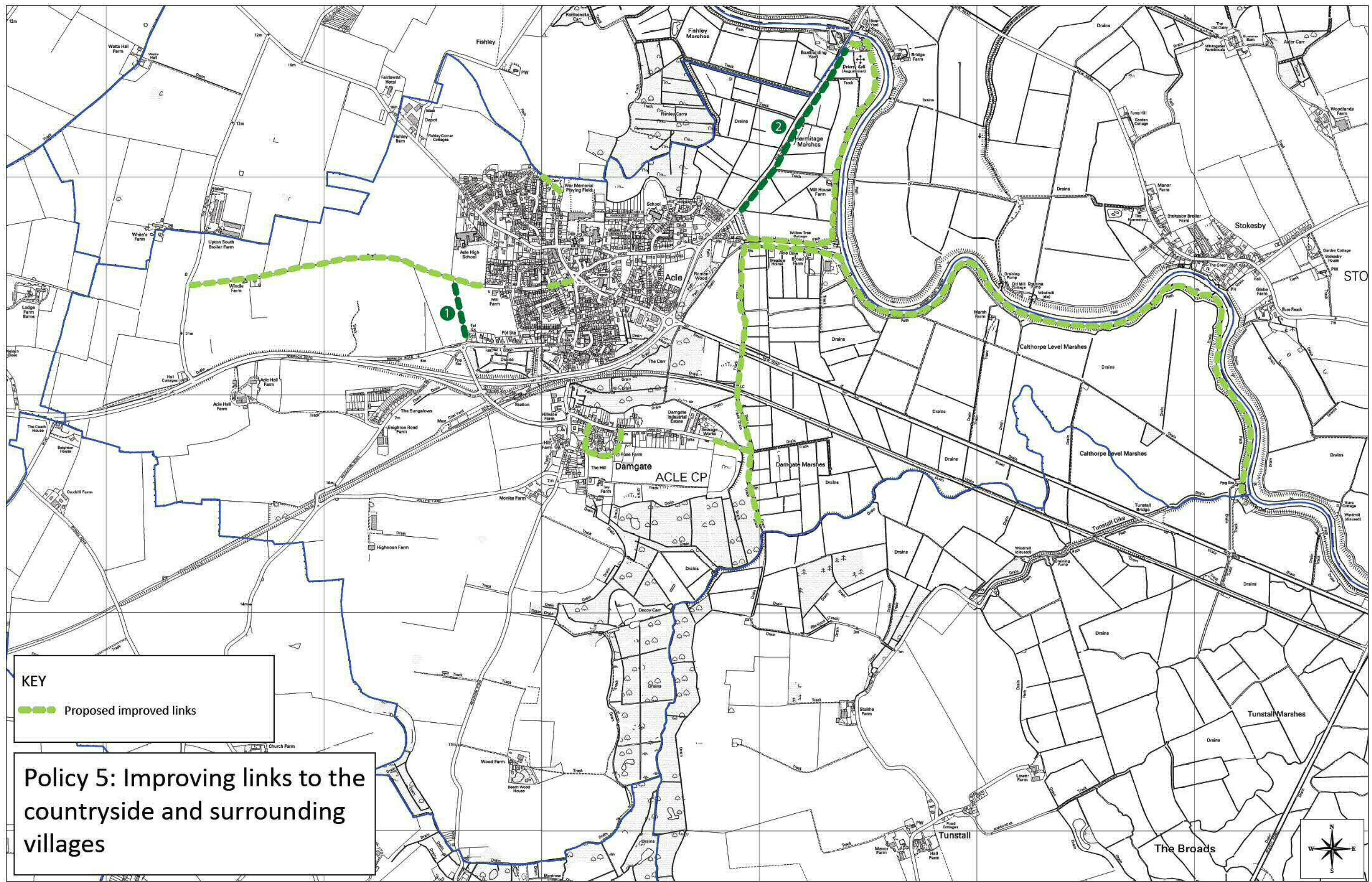
Intention

- 4.17 The Neighbourhood Plan is keen to provide a basis for improving pedestrian links to the countryside and surrounding villages. By providing improved links it is hoped that more residents will access the surrounding landscape and that this will help to improve their understanding of their local environment and deliver health and wellbeing benefits.
- 4.18 The Plan supports funding applications to relevant agencies to deliver improvements to links and encourages any proposals to have due regard to relevant local policies such as DP2 of the Broads Authority Development Management DPD.

Policy 5: Improving links to the countryside and surrounding villages

Provision of new and improved footpaths, footways, cycleways and bridleways connecting Acle with surrounding villages and the countryside will be encouraged with priority being given to:

1. Improvement of the footway between Norwich Road and the southern boundary of Acle Academy as part of the Mill Lane housing development
2. The provision of an improved footpath and cycleway adjacent to the A1064 between Acle Bridge and Acle village.



KEY

Proposed improved links

Policy 5: Improving links to the countryside and surrounding villages

ACLE PARISH

SCALE 1:8,000

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Policy 6: Improving access to the Wherry Line

Background

- 4.19 For a village of its size, Acle is fortunate to have a direct train service to Great Yarmouth and Norwich on the Wherry Line. However, use of the train service by local residents remains relatively limited (ONS, 2013).
- 4.20 Pedestrian links from the village centre to the train station are poorly signed, in places the physical routes themselves are particularly poor quality and car and cycle parking facilities at the station itself are relatively poor. All of these factors undermine the use of the train service by local residents, particularly the young and old and create confusion amongst visitors.

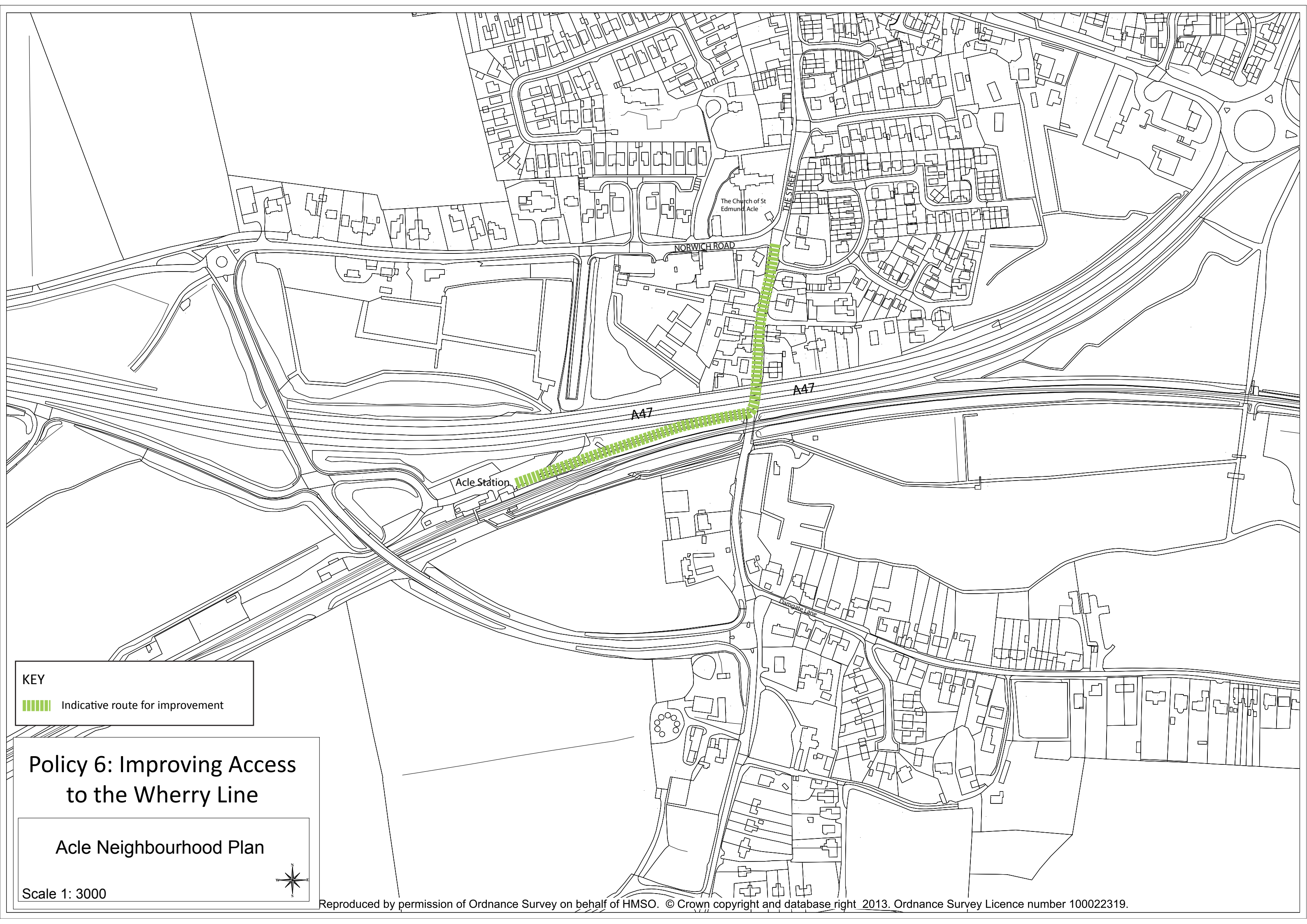
Intention

- 4.21 The Neighbourhood Plan seeks to increase levels of use of the Wherry Line by improving its visibility and accessibility and by improving facilities at Acle Station.


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.




KEY

 Indicative route for improvement

Policy 6: Improving Access
to the Wherry Line

Acle Neighbourhood Plan

Scale 1: 3000



Policy 7: Reducing the severance effect of the A1064

Background

- 4.22 The volume and speed of traffic on A1064 / Old Road between the junction with the A47 and the River Bure at Acle Bridge creates a barrier to pedestrians trying to move between the village on the west and important facilities on the eastern side of the road.
- 4.23 Residents and visitors on the western side of the road find it difficult to cross to access the allotments, Acle Boat Dyke, Roman Wood and pedestrian routes to the Broads. Residents and visitors on the eastern side, particularly boaters who have moored close by specifically to use village services, find it equally difficult to cross to access facilities in the village centre.
- 4.24 The effect of the A1064 is to sever the village and act as an impediment to economic development by breaking the link between the village and tourism activity on the Norfolk and Suffolk Broads.

Intention

- 4.25 The Neighbourhood Plan is keen to reduce the severance effect created by the A1064 by reducing speed limits and introducing a formal pedestrian crossing.

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.

Business and employment

Policy 8: Village centre development

Background

- 4.26 For a village of Acle's significant age and importance as a service centre, development in the heart of the village is relatively low density. There are large areas of under-used, un-used or brownfield land to the rear of properties along The Street and New Road that remain undeveloped and gaps between buildings along street frontages.
- 4.27 The pattern of low density development in the village centre means that there is a limited supply of employment premises for retailers and other businesses. Over time with no new available space around the village centre, retail uses have slowly been forced south, along The Street into converted properties. Once these properties were converted and occupied, with no new development taking place, the supply of commercial premises for new or growing businesses has become significantly constrained.
- 4.28 The lack of a relatively high density village centre also impacts upon the village's sense of cohesion and sense of place. It also undermines the function of the village centre as the heart of the settlement.
- 4.29 These conditions limit the success of the local economy by frustrating inward investment and undermining a critical mass of activity sufficient to create a vibrant and attractive village centre.

Intention

- 4.30 It is the intention of the Neighbourhood Plan to create a thriving village centre by encouraging the sensitive development of under-used brownfield sites for small scale mixed use activities such as retail, office and residential.

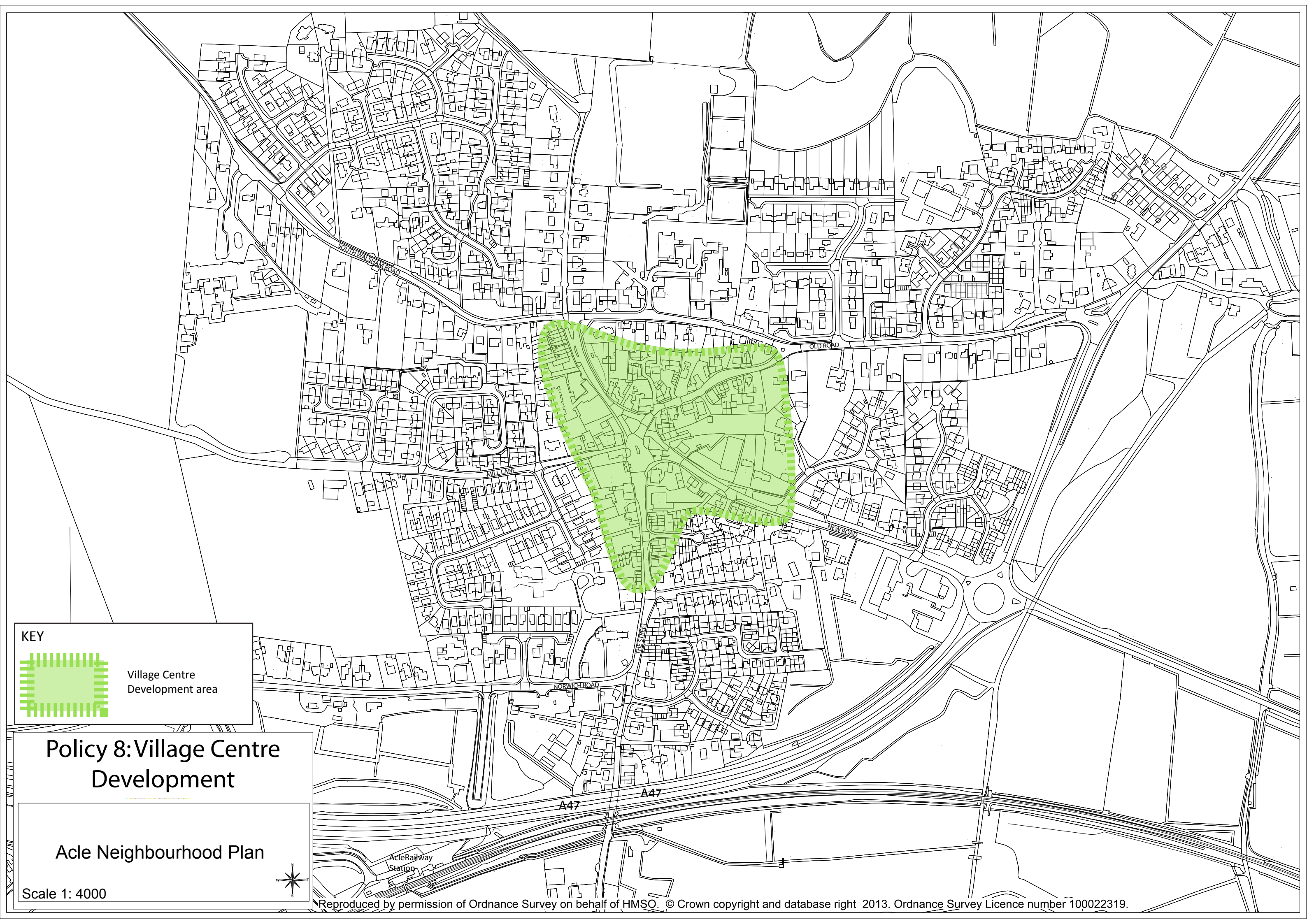
Policy 8: Village centre development

The vitality and viability of the village centre will be safeguarded by encouraging retail and other town centre uses to be located within the village centre identified on the Policy 8 map.

Development of vacant and underused land within the village centre for small scale retail and town centre uses will be supported. Residential use will be supported as part of a scheme that provides mixed residential and town centre uses and on sites where it is demonstrated that they are not viable for town centre uses.

Proposals should take particular care to ensure that the layout and design of the scheme, including the scale, massing, external treatments and advertising contribute to enhancing the appearance of the village centre and help to preserve and enhance the Listed buildings in the centre and their setting.

Proposals for new development should be served by adequate parking provision. Where the proposal results in the loss of existing parking spaces, contributions may be sought for the provision of alternative parking spaces elsewhere in or on the edge of the village centre.



KEY



Village Centre
Development area

Policy 8: Village Centre Development

Acle Neighbourhood Plan

Scale 1: 4000



Policy 9: Business space

Background

- 4.31 There are two main concentrations of business activity in Acle; the first is at the Damgate Lane Industrial Estate, which comprises mainly light industrial uses and the second is in the village centre and along The Street which comprises a mix of small retail and business services activities. Commercial space at both locations is generally fully occupied with little or no vacant space for inward investment or expansion.
- 4.32 This pattern of strong demand, low levels of vacancy and a lack of new supply of space stifles local economic growth and the creation of business space and jobs for the local community. It also means that when a local business is successful and out-grows its current premises, it is forced to leave the village and find alternative space elsewhere.
- 4.33 The Broadland Local Plan allocates two sites in Acle for future employment development. In addition there may be scope for other employment space within the village. If further employment land (in addition to the allocations in the Broadland Local Plan) outside the settlement limits of the village is deemed necessary, a potential location would be to the south west of the village where there is a good standard of accessibility to the A47 and by rail.

Intention

- 4.34 The Neighbourhood Plan seeks to promote the development of new business space in the village to provide opportunities and jobs for local residents.

Policy 9: Business space

New high quality, flexible employment space for B1a and B1b uses, as well as other employment uses, within the settlement limits of Acle village is encouraged. It is expected that employment development on sites allocated in the Local Plan will provide a range of sizes and types of units suitable for small start-up businesses as well as units suited to the needs of businesses as they expand.

Housing

Policy 10: Future housing integration

Background

- 4.35 Acle is an historic village on the edge of the Broads. It contains a number of historic and Listed Buildings which reflect traditional local styles, materials and construction techniques. It also contains a number of more modern neighbourhoods which have integrated well with the historic village and developed a strong sense of shared community and identity.
- 4.36 The adopted Broadland Joint Core Strategy states that 100-200 homes as a minimum should be provided in Acle. The Submission draft Site Allocations DPD proposes 120-150 homes for the Mill Lane site. Residents of the village and the Neighbourhood Plan recognise that Acle needs to grow to continue to thrive but also recognise that growth on this scale can present challenges to an established community.

Intention

- 4.37 The Neighbourhood Plan seeks to ensure that any new development in or around the village should be mindful of the special physical characteristics of Acle and its sense of community identity. It expects that house builders and promoters will take steps to ensure that any new housing developments integrate socially as well as physically into the existing settlement.

Policy 10: 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).

Policy 11: Residential car parking

Background

- 4.38 Recent housing development in Acle has been characterised by a lack of sufficient off-road car parking for residents and visitors. This has led to parking on pavements and narrow residential streets with the effect of clogging up neighbourhoods and making it difficult for residents to use pavements.
- 4.39 Whilst it is recognised that Acle is well served by public transport and there is a need to encourage people away from using the private car towards more sustainable modes, the village remains rural in character and a large proportion of working households rely on the car to travel to work to locations not served by bus or train.

Intention

- 4.40 The Neighbourhood Plan seeks to ensure that off-road parking provision in new developments reflects the needs of a rural village and that sufficient parking spaces are provided in a form that is designed and do not obstruct residential streets.

Policy 11: Residential car parking

In any new housing development, off road parking spaces shall be provided in accordance with the Broadland Parking Standards SPD and the following standard:

- One bedroom dwelling: a minimum of one space
- Two or three bedroom dwellings: a minimum of two spaces



5.0 Implementation & Monitoring

5. Implementation and monitoring

Implementation

- 5.1 The implementation of the Acle Neighbourhood Plan will require the co-ordinated input and cooperation of a number of statutory and non-statutory agencies, private sector organisations and the local community. Alongside other strategic policies and documents, the Acle Neighbourhood Plan is intended to provide a starting point for working together to implement positive physical change in the village.
- 5.2 A separate implementation plan has been prepared alongside the Neighbourhood Plan to provide a framework for implementation. This includes information on parties from whom input will be required to progress specific policies, leadership, programming and indicative funding sources.

Monitoring

- 5.3 Acle Parish Council will monitor the implementation of the Neighbourhood Plan. Subject to available resource the Parish Council will prepare annual monitoring reports. These reports will be published on the Council's website and issued to Broadland District Council and the Broads Authority.