

ACLE NEIGHBOURHOOD PLAN

Submission Draft Version

**A report to Broadland District Council and the
Broads Authority into the examination of the
Acle Neighbourhood Plan**

by Independent Examiner, Rosemary Kidd

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1.0 Summary

- 1.1 The Acle Neighbourhood Plan has been prepared to promote the economic development of this attractive service village located close to the Norfolk Broads. The Plan has considered how the centre of the village could be enhanced to ensure that it continues to be attractive to local residents and visitors to the area; how additional space could be made available in the village for further business development and how links to the important gateway site to the Broads at Acle Bridge and the surrounding countryside could be improved. The Plan also seeks to ensure that new housing development proposed in the village in the Broadland Development Plan will be integrated into the village and educational facilities improved to meet the needs of the village.

- 1.2 I have made a number of recommendations in this report in order to make the wording of the policies and their application clearer; I have also recommended that the policy on Housing Mix be deleted as it adds no locally specific details to the strategic policy and the proposed additional employment allocation be deleted in view of the lack of evidence on need and the lack of any assessment of site options or of the deliverability of the site. Subject to these modifications being made to the Neighbourhood Plan, I am able to confirm that I am satisfied that the Acle Neighbourhood Plan satisfies the Basic Conditions and that the Plan should proceed to referendum.

2.0 Introduction

- 2.1 Neighbourhood planning is a relatively new process introduced by the Localism Act 2011 which allows local communities to create the policies which will shape the places where they live and work. The Neighbourhood Plan provides the community with the opportunity to develop a vision to steer the planning of the future of the parish, to prepare the policies and allocate land for development which will be used in the determination of planning applications in the parish.
- 2.2 Neighbourhood development plans that are in general conformity with the strategic policies of the local development plan for the local area (and which together form the local development plan), and have appropriate regard to national policy, have statutory weight. Decision-makers are obliged to make decisions on planning applications for the area that are in line with the neighbourhood development plan, unless material considerations indicate otherwise.

The Examiner's Role

- 2.3 I was appointed by Broadland District Council in August 2014, with the agreement of Acle Parish Council and the Broads Authority, to conduct the examination on the Acle Neighbourhood Plan. The role is known as Independent Examiner. My selection has been facilitated by the Neighbourhood Planning Independent Examiner Referral Service.
- 2.4 In order for me to be appointed to this role, I am required to be appropriately experienced and qualified. I have over 30 years' experience as a planning practitioner in local government primarily in senior management roles in preparing development plans. I am a Chartered Town Planner. I am independent of both Broadland District Council, the Broads Authority and Acle Parish Council and I have no interest in any land that is affected by the Neighbourhood Plan.
- 2.5 Under the terms of the neighbourhood planning legislation I am required to make one of three possible recommendations:
- That the plan should proceed to referendum on the basis that it meets all the legal requirements;
 - That the plan should proceed to referendum if modified; or
 - That the plan should not proceed to referendum on the basis that it does not meet all the legal requirements.
- 2.6 Furthermore if I am to conclude that the Plan should proceed to referendum I need to consider whether the area covered by the referendum should extend beyond the boundaries of the Acle Neighbourhood Plan area.
- 2.7 In examining the Plan the Independent Examiner is expected to address the following questions:

- (a) the policies of the Neighbourhood Plan relate to the development and use of land for a designated neighbourhood area;
 - (b) the Neighbourhood Plan meets the requirements to: specify the period to which it has effect; not include provision about excluded development; and not relate to more than one neighbourhood area;
 - (c) the Neighbourhood Plan has been prepared for an area that has been properly designated for such plan preparation; and
 - (d) the Neighbourhood Plan has been prepared and submitted for examination by a qualifying body.
- 2.8 If recommending that the Neighbourhood Plan is submitted to referendum my report must also recommend whether the area for the referendum should extend beyond the neighbourhood area to which the Neighbourhood Plan relates, and if to be extended, the nature of that extension. It is a requirement that my report must give reasons for each of its recommendations and contain a summary of its main findings.

Preparation of plan and legislative background

- 2.9 The Neighbourhood Plan includes policies that relate to the development and use of land and does not include provision for any excluded development.
- 2.10 The Neighbourhood Plan area is co-terminus with the parish of Acle that was designated by the Broads Authority on 21 June 2013 and Broadland District Council on 20 August 2013 as a Neighbourhood Area. The Basic Conditions statement states that the Plan relates to the Acle Neighbourhood Area and that there are no other Neighbourhood Plans relating to that area.
- 2.11 Para 3.2 of the Plan states that the lifespan of the Plan is from 2014 to 2026 to reflect the lifespan of the Broadland District Council Joint Core Strategy.
- 2.12 The neighbourhood plan making process has been led by Acle Parish Council which is a “qualifying body” under the Neighbourhood Planning legislation which entitles them to lead the plan making process. A Working Group made up from representatives from across the community has been responsible for preparing the Plan.
- 2.13 I am satisfied therefore that the Acle Neighbourhood Plan satisfies all the requirements set out in paragraph 2.7 above.

The Examination Process

- 2.14 The presumption is that the neighbourhood plan will proceed by way of an examination of written evidence only. However the Examiner can ask for a public hearing in order to hear oral evidence on matters which he or she wishes to explore further or if a person has a fair chance to put a case.
- 2.15 I am required to give reasons for each of my recommendations and also provide a summary of my main conclusions. I am satisfied that I am in a

position to properly examine the plan without the need for a hearing. I had before me background evidence which have assisted me in understanding the background to the matters raised in the Neighbourhood Plan. Furthermore no parties have requested a hearing.

- 2.16 I carried out an unaccompanied visit to familiarise myself with the parish and the sites referred to in the Plan.
- 2.17 An Independent Examiner must consider whether a neighbourhood plan meets the “Basic Conditions”. To meet the basic conditions, the Plan must:
- have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - contribute to the achievement of sustainable development;
 - be in general conformity with the strategic policies contained in the Development Plan for the area; and
 - not breach, and be otherwise compatible with, EU obligations and human rights requirements.
- 2.18 Section 5 below summarises the national and strategic local policies and guidance that I have taken into account in making my recommendations. I have also considered the Basic Conditions Statement, the Sustainability Appraisal and the Consultation Statement submitted alongside the Neighbourhood Plan. In my assessment of each policy I have commented on how the policy has had regard to national policies and advice and whether the policy is in general conformity with relevant strategic policies.
- 2.19 This report is the outcome of my examination of the Submission Draft Version of the Acle Neighbourhood Plan. My report makes recommendations based on my findings on whether the Plan meets the Basic conditions and provided the Plan is modified as recommended it can go forward to a referendum. If the plan then receives the support of over 50% of those voting then the Plan will be made following approval by both Broadland District Council and the Broads Authority.

3.0 The Neighbourhood Plan - Introduction, Vision and Objectives

- 3.1 Where modifications are recommended, they are highlighted in bold print, with any proposed new wording in italics.
- 3.2 **Section 2 Parish Profile** includes a summary of key facts about the parish concerning the location of the parish, its historical context, environmental assets, community and leisure, movement and transport, business and employment and housing. This section provides a clear and succinct context for the plan itself. It would be helpful if a map was included showing the boundary of the Neighbourhood Plan area and the extent of the area covered by the Broads Authority.
- 3.3 **Recommendation 1: include a map showing the boundary of the Neighbourhood Plan area and the extent of the area covered by the Broads Authority.**
- 3.4 **Section 3** sets out the Vision and Objectives for the Plan.
- 3.5 Para 3.2 of the Plan states that the lifespan of the Plan is from 2014 to 2026 to reflect the lifespan of the Broadland District Council Joint Core Strategy. It may be helpful to future users of the plan to include the plan period on the front cover of the plan.
- 3.6 **Recommendation 2: Include plan period “2014 to 2026” on front cover of plan**
- 3.7 The Vision has been developed with input from the local community. It provides a clear and succinct overall aim for the Plan.
- 3.8 There are 12 objectives in the Neighbourhood Plan under the four topic areas of the Plan. The Plan states that these have been drawn up to address the issues specific to Acle that have been identified by the local community through consultation. However, paragraph 3.5 states that “not all the objectives are addressed by policies in this plan as they are addressed in strategic plans such as the Joint Core Strategy. Nevertheless they have been included in the document as being important to the local community and help provide a context for the approach the document takes to planning for the future of Acle”.
- 3.9 Objectives are an important step in the decision making process that goes into preparing the Plan; they set out the direction for change to be taken to steer the development of policies. Good practice advises that there should be clear linkages between each objective and the policies that deliver it.
- 3.10 Although not made explicit in the Plan, linkages are evident between most of the objectives and policies, particularly those relating to the community and leisure, movement and transport and business and employment.

3.11 However, when considering the housing objectives and policies, the links are not clear. The Plan does not contain a policy that will deliver Objective 10 on affordable housing. Policy 10 on future housing mix does not add any specific local requirements to that set out in strategic policies and it is recommended that it be deleted thus obviating the need for Objective O11. Policy 11 promotes the integration of new housing development into the social and physical fabric of the village as such it is not well related to Objective O12 which refers to “*high quality housing reflecting local and traditional architectural styles*”.

3.12 **Recommendation 3:**

It is recommended that the housing objectives O10 and O11 be deleted and Objective O12 be reworded as follows:

“O12: To promote the integration of new housing development into the social and physical fabric of the village”.

3.13 It is recommended that paragraph 3.5 be revised to refer to the aspiration to achieve a mix of house types, sizes and tenures as set out in Objectives O10 and O11. Further details of the types of housing suitable for older people could be included with reference to the optional standards set out in the Government’s proposed Housing Standards. The following wording is set out as an example where there is evidence to support the needs and aspirations.

3.14 **Recommendation 4: That paragraph 3.5 be revised on the lines of:**

“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 time 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”.

3.15 I also have concerns about the wording of Objective O7 which aims “*to protect and enhance provision for small traditional retail in the village centre*”. Acle serves as a service centre for the wider rural area and the village centre has a number of commercial premises including shops, banks, pubs, cafes and takeaways, hairdressers, estate agents and other professional offices serving the public. The frontages of the premises in the local centre are in general well maintained and the area appears vibrant and attractive.

3.16 Policies in the adopted Broadland Local Plan (2006) and the emerging Broadland Development Management DPD make provision for safeguarding the retail frontages in the villages. So this aspect of the objective is addressed in strategic policies and not by the Neighbourhood Plan policies.

3.17 The term “traditional retail” is vague and it is not a defined planning term.

3.18 It is recommended that the wording of the objective be revised to reflect the aspirations of the plan to enhance the vitality and viability of the village centre.

3.19 Recommendation 5: It is recommended that Objective O7 be rephrased as follows:

“To enhance the attractiveness, vitality and viability of the village centre for small scale town centre uses, particularly for retailing”.

4.0 The Neighbourhood Plan – Policies

- 4.1 The Acle Neighbourhood Plan contains a number of site specific policies and an allocation of an additional site for employment development. In considering these policies I have been mindful of the guidance in the National Planning Policy Framework 2012 and Planning Practice Guidance.
- 4.2 In considering the emerging Broadland Site Allocations and Development Management DPDs, I have been mindful that they are well advanced and have been subject to consultation on the submission DPDs. I have been informed that they are to be submitted to the Secretary of State shortly without modifications to the policies or allocations included in the Submission version.
- 4.3 I have sought the views of the Highways Authority about the deliverability of the highways improvements proposed in the plan under various policies. Norfolk County Council as the highways authority has responded to confirm that they do not have significant concerns about the policies. They consider that *“overall the policies do not explicitly propose changes to the highway, but suggest that the parish will work with the Highways Authority to seek to achieve their objectives. The County Council will treat these proposals as any other. Any specific improvements would need to be subject to technical assessment, prioritisation and securing funding before any commitment to delivery could be given”*.

Policy 1 Acle Bridge Area Improvements

- 4.4 This policy recognises the importance of the area around Acle Bridge as the gateway to the tourism activity on the Broads. It seeks to support the growth of high quality leisure and tourism activity in the area within the parish to the south of the River Bure.
- 4.5 The policy seeks to deliver local detail about the implementation of Broadland Joint Core Strategy Policy 18 (The Broads) concerning enhancing the economy, recreational value and visual amenity of the Broads whilst safeguarding the important environmental areas and Policy 5 (The Economy) which states that the rural economy will be enhanced by promoting the development of appropriate tourism businesses and other local employment opportunities. There are a number of policies in the Broads Authority Core Strategy and Development Management Policies DPD and concerning the strengthening of a network of tourism and recreational facilities in the area, including Policies CS9, CS10, CS11 and DP20. I am satisfied that the policy is in general conformity with these policies.
- 4.6 The plan for Policy 1 shows two proposed improvement areas:
- 4.7 That to the east of the A1064 is the Bridge Inn and its associated car park, outdoor seating area, play area and gardens. This is a riverside food and drink establishment with moorings serving the riverboat traffic as well as a large car park to enable use by local residents. There is good signage by the

river concerning the importance of St Mary's Priory Scheduled Monument adjacent to the site and the footpath links to the nearby villages. It appears to be a well used venue providing the type of facilities envisaged in the policy. It is difficult to see how the policy would facilitate its enhancement.

- 4.8 The site shown on the map to Policy 1 to the west of the A1064 contains a collection of large huts, marinas, moorings and car parking serving two boat hire companies. On my visit this area appeared to be well used with a number of boats moored and vehicles parked within the area. It is acknowledged that the quality of the buildings, access roads and signage could be improved. It has been confirmed by the Parish Council that this site is outside the Plan area and the plan requires amendment to remove it.
- 4.9 There are also 2 further sites in the vicinity on the northern side of Acle Bridge. That on the northwest side of the bridge has public conveniences, a small car park, a small café serving the river traffic and a taxi office. On the north eastern side of the bridge is a storage building for an electrical contractor. However, the area is outside the Plan area.
- 4.10 Concerns have been made in representations about the level of flood risk associated with the site which would need to be taken into account in any development proposals and the need to safeguard the Scheduled Monument of St Mary's priory adjacent to the Bridge Inn. I am satisfied that Policy 1 addresses both these matters.
- 4.11 Whilst the importance of safeguarding and improving the facilities at Acle Bridge for tourism and recreation facilities associated with the Broads is clearly important, the emphasis of the policy on "the sensitive redevelopment of brownfield land and unused buildings" perhaps does not reflect the importance and value of the food and drink establishment to tourism and the need to retain it. My recommendation is made therefore to change the emphasis of the policy from "redevelopment" to "safeguarding and enhancing" the facilities in the area.
- 4.12 As the site shown on the map to the west of the A1064 is outside of the plan area it should be deleted from the Neighbourhood Plan.
- 4.13 It may also be helpful to include a reference to the supporting text to Policy 5 concerning the improvement of the footpath/cycleway along the A1064 to improve the links between this area to the village centre.

4.14 Recommendation 6:

It is recommended that the first and second paragraphs of Policy 1 be revised as follows:

"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”.

No change to the third and fourth paragraphs of Policy 1 concerning flood risk and heritage.

Add the following to paragraph 4.4 *“Policy 5 seeks the improvement of the path along the A1064 from Acle Bridge to the village and paths alongside the River Bure”.*

Revise the map to Policy 1 to exclude the site to the west of the A1064.

Policy 2 Village Centre Public Realm Improvements

- 4.15 The village centre of Acle is focused on the crossroads of The Street, Old Road, New Road and Mill Lane with shops and other businesses extending along these roads. The junction at the cross roads is complicated and includes two small grassed areas and a small area of car parking. Car parking also takes place along the roadsides and in rear yards behind many of the business premises. The dominance of the road junction and on street car parking detracts from the appearance of this otherwise attractive village centre which contains many listed buildings.
- 4.16 The policy seeks to simplify the junction arrangements, reduce the amount of roadway and increase the width of footways and public open space. It recognises that the design work will need to ensure that the roads continue to be adequate for local traffic and that adequate parking provision remains.
- 4.17 This policy puts down a clear position statement from the community about the importance of improving the public realm in the centre of the village. Further work and consultation will be required to design the improvements to provide the enhanced public realm, to ensure that the roads provide a suitable means of access through the village and to secure funding. The supporting text recognises the importance of working with the County Council and District Council to deliver the improvements.
- 4.18 Recommendation 7: no changes are proposed to Policy 2.**

Policy 3 Acle Academy

- 4.19 This aspirational policy seeks to support the upgrade and growth of Acle Academy with the provision of new sports facilities for students and the community.
- 4.20 As an Academy, the school has control over its own budgets and is seeking to improve the buildings and facilities it offers to students which have grown in

number to around 700. The improvement of this community facility would provide enhanced learning environment and sports facilities for students and the community.

4.21 Recommendation 8: no changes are proposed to Policy 3

Policy 4 Pre-school Provision

4.22 This aspirational policy supports the provision of an enhanced replacement pre-school facility with two classrooms that should be better integrated within the primary school.

4.23 Acle Pre-School is housed in a prefabricated building with an outdoor play area within the grounds of St. Edmund's Primary School. The pre-school is run as a registered charity. The enhancement of this facility would help to improve the quality of the environment for early years learning in the community.

4.24 Recommendation 9: no changes are proposed to Policy 4

Policy 5 Improving Links to the Countryside and Surrounding Villages

4.25 Acle village lies within an area of attractive countryside, with land to the east of the village lying within the Broads. The policy seeks the provision of new, and the retention and improvement of existing footpaths, footways, cycleways and bridleways connecting Acle with the surrounding villages and countryside. Two routes are specified in the policy:

1. the improvement of the informal footway between Norwich Road and the southern boundary of Acle Academy as part of the Mill Lane development.
2. the improvement of the route along the A1064 between Acle Bridge and the village with contributions being sought from the development at Acle Bridge

4.26 The map for Policy 5 shows a number of routes shown as "proposed improved links" some of which appear to extend outside the plan area. There is no indication of the location or extent of the routes referred to in the policy on the map.

4.27 As currently worded the policy is very wide ranging referring to the wish to retain and improve all routes in the parish as well as encouraging the provision of new routes. It would be helpful if the policy identified the routes that are to be prioritised in the Plan for improvement with the reasons set out in the supporting text. The routes should be listed in the policy and numbered to correspond with the routes those shown on the map.

- 4.28 The first route proposed in the policy from Norwich Road to Acle Academy is in general conformity with the submission draft Broadland Site Allocations DPD which proposes to allocate land at Mill Lane for housing development. Policy PS-01 of the Broadland Site Allocations DPD proposes that pedestrian access be taken from Norwich Road with additional pedestrian access via Mill Lane to the High School and village centre.
- 4.29 The second proposed route alongside the A1064 to Acle Bridge would provide improved and direct links from the village to the river thus helping to improve the interconnectedness of the tourism facilities with the village. It is unclear whether the revised Policy 1 will deliver sufficient development to deliver the improvements sought and it is therefore recommended that this aspect be deleted from the policy.
- 4.30 **Recommendation 10: Revise the wording of Policy 5 as follows:**

“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.

3, 4 etc List other routes to be prioritised”

Revise the Map to show each route referenced to the number in the policy.

Revise the map to show the extent of routes within the plan area.

Policy 6 Improving Access to the Wherry Line

- 4.31 Acle Station is located at the southern edge of the village. It is an unmanned station providing regular services to Norwich and Great Yarmouth. There is a small car park and a number of cycle racks and lockers at the station which were not all occupied at the time of my visit. Pedestrian and cycle access to the station is via Reedham Road via the underpass under the A47 and then along a paved and lit footpath alongside the railway line to the station.
- 4.32 Policy 6 seeks improvements to pedestrian and cycle access to the station and facilities at the station for pedestrians, cyclist and motorists in order to encourage increased rail travel. These include improved signage in the village, lighting and surfacing along the footpath route and improved cycle and car parking facilities.
- 4.33 **Recommendation 11: no changes are proposed to Policy 6**

Policy 7 Reducing the Severance Effect of the A1064

- 4.34 The A1064 between the A47 and River Bure is a busy two lane road which separates the village of Acle from a cluster of house, the allotments and pedestrian routes to the Rive Bure moorings. The Policy seeks the introduction of a lower speed limit and the introduction of a “formal pedestrian crossing” near Hermitage Close.
- 4.35 Improving access from the moorings on the Broads would provide easier access for visitors using the river and for residents wishing to enjoy the countryside to the east of the village.
- 4.36 Recommendation 12: no changes are proposed to Policy 7**

Policy 8 Village Centre Development

- 4.37 Policy 8 seeks to create a thriving village centre by encouraging the sensitive development of under-used brownfield sites for small scale town centre development and residential.
- 4.38 The adopted Broadland Local Plan (2006) includes a policy covering Acle village centre encouraging town centre and B1 uses in the village centre. The policy also seeks to control the conversion of ground floor premises to non A1 (retail) uses and maintain at least 50% of the non residential premises in retail use. A similar policy is included in the pre-submission draft Broadland Development Management DPD (2014).
- 4.39 The need for additional premises for retailers and other commercial uses in the village centre has resulted in the conversion of property along The Street away from the heart of the village around the crossroads. Paragraph 4.26 of the Acle Plan states that there are “large areas of underused, unused or brownfield land to the rear of properties along The Street and New Road that remain undeveloped”. Paragraph 4.29 considers that the lack of available premises is “*frustrating inward investment and undermining the critical mass of activity sufficient to create a vibrant and attractive village centre*”. I note that no background evidence has been provided to substantiate these statements either in the forms of surveys of businesses or responses from consultation.
- 4.40 On my visit I noted that many of the areas to the rear of premises on The Street were in use for private car parking to serve the roadside business. Some areas were well maintained, others less so. Access to these parking areas was in many cases restricted. Some backland areas had been developed for small housing schemes. The only underused site I noted that had a roadside frontage was on New Road.

4.41 The Parish Council has confirmed that it is their intention that this should be an enabling policy to positively promote development and encourage landowners and developers to pursue appropriately designed developments that are in accordance with local and strategic policies.

4.42 **Recommendation 13: Revise the wording of Policy 8 as follows:**

“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 settings.

“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”.

The boundary of the area shown on the map to Policy 8 should be reviewed to define more precisely the village centre that this policy will apply to.

Policy 9 Business Space

4.43 This policy seeks to encourage new high quality, flexible employment space for B1a and B1b activities in the village with the expectation that major new employment development will provide a range of units suitable for small businesses and start ups.

4.44 This supporting text recognises that new business space in the village centre and on Damgate Lane Industrial Estate is limited and looks to “specifically encourage” the use of a parcel of land between the A47 and its exit sliproad on the western edge of the village for high quality B1a and B1b development. This parcel of land is shown as a proposed new allocation on the accompanying map. The site is bounded on the north by the A47 exit sliproad and on the east by the link road between the two slip roads. The A47 forms the southern boundary of the site. The site slopes down from the north and

east. Comments from the County Highways appear to assume that access to the site will be taken from the roundabout in the north east corner of the site. Further comments state that *“the principles of access will be dealt with through site allocation and the detail through a planning application”*.

- 4.45 The map accompanying Policy 9 also indicates two other areas near the station. One shown as an “existing employment allocation” is partially developed. The other to the south of the station shown as an “existing employment and residential allocation” is undeveloped. No further details are provided about these sites in the plan.
- 4.46 The site to the south of the Station is allocated for employment development in the Broadland adopted 2006 Local Plan for B1, B2 and B8 uses. However, the development of the site has not commenced. The submission draft Broadland Site Allocations Plan proposes that the site amounting to 2 ha should be allocated for residential development of 20 dwellings and at least 1 ha of employment land for B1 uses. The policy states that it expects development to commence within 5 – 7 years of the date of adoption of the DPD, otherwise the allocation will no longer apply and alternative sites will be considered to replace it.
- 4.47 The site to the west of the station is the former station yard and is allocated in the Broadland adopted Local Plan (2006) for B2 uses. The submission draft Site Allocations Plan proposes that the site amounting to 1 ha should be allocated for small scale employment uses, which is likely to be B2 uses. It is recognised that the site is used for low key employment uses but that there are servicing difficulties that potentially limit the use of the site, including the low bridge across the access road.
- 4.48 Turning to the wording of Policy 9 itself. The first sentence of Policy 9 seeks to encourage “B1a and B1b activities in the village”. This term is considered to be vague. This part of the policy could also conflict with the provisions of the adopted and emerging Local Plan policy allocations which allow for a wider range of employment uses on the two sites. It is recommended that this should refer to within the “B1a and B1b uses, as well as other employment uses, within the settlement limits of the village” .
- 4.49 The second sentence refers to “new major employment development” providing units of a range of sizes. It would be helpful if this referred to the sites allocated in the Local Plan as these are the only areas likely to be capable of accommodating significant new employment development in the village.
- 4.50 The second part of the policy seeks to allocate a parcel of land for employment development in addition to the two allocated in the Local Plan. Planning Practice Guidance states that a neighbourhood plan can allocate sites for development and a qualifying body should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria. It goes on to state that a neighbourhood plan can allocate additional

sites to those in a Local Plan where this is supported by evidence to demonstrate need above that identified in the Local Plan.

- 4.51 The qualifying body was asked to supply evidence to support the need for this additional site, for an assessment of the site options considered and for evidence that the proposed allocation was deliverable. No evidence reports have been supplied to me. In the circumstances, in view of the lack of evidence, I am recommending that the proposed site allocation should not be included in the plan.
- 4.52 Nevertheless, employment land is available in the area to the south west of the village and is being promoted for employment development in the Local Plan. This area has good access links to the A47 as well as its proximity to the station, and it is recommended that revisions be made to the background section to refer to the Local Plan allocations and the potential of this area in general should any further employment allocations be required.

4.53 Recommendation 14: Revise Policy 9 as follows:

The first two sentences be revised to read: “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 the sites allocated in the Local Plan will provide a range of sizes and types of units suitable for small start up businesses as well units suited to the needs of businesses as they expand”.

The third and fourth sentences and the accompanying map should be deleted.

4.54 Recommendation 15: A new paragraph should be added to the Background to Policy 9:

“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”.

Policy 10 Future Housing Mix

- 4.55 Policy 10 seeks to encourage new housing development to deliver a mixture of homes suitable for all age groups and contribute to ensuring that Acle remains a vibrant and balanced community.
- 4.56 The Broadland Joint Core Strategy (adopted 2014) Policy 4 sets out the area wide policy for housing delivery covering housing mix, affordable housing and

housing with care, requiring that the mix should reflect the most recent housing study or Strategic Housing Market Assessment.

- 4.57 Policy PS-01 in the Submission Broadland Site Allocations DPD concerning the proposed housing allocation at Mill Lane seeks a mix of housing types, sizes and tenures to reflect the needs and demands for housing in the area, including affordable housing.
- 4.58 Having reviewed these policies against the Acle Plan Policy 10, it is evident that the Acle Policy does not add any locally specific requirements to that set out in the strategic and Local Plan policies. Apart from the demographic statistics, no information, such as the results of a local housing study, has been provided as background evidence to support this policy or give additional local information. Furthermore the statement in the final sentence of paragraph 4.36 that *“house builders recognise this need by providing an adequate supply of housing for both the young and old”* is considered to be vague and imprecise.
- 4.59 It is therefore recommended that Policy 10 be deleted.
- 4.60 Recommendation 4 above has made recommendations for including reference to the community’s aspiration to ensure a good mix of house types, sizes and tenures in new development, relying on strategic policies. This may be reiterated in the Housing section by including a paragraph in the background (rather than a specific policy). This may be supported by data on any particular needs or demands if this is available.
- 4.61 Recommendation 16: that Policy 10 be deleted.**

Policy 11 Future Housing Integration

- 4.62 Policy 11 promotes the integration of new housing development into the social and physical fabric of the village through:
- Providing linkages between the new housing and community facilities and the village centre and by having regard to the character of the adjoining areas;
 - By designing developments to be inclusive and mixed for example by integrating affordable and market housing, by designing housing to be sympathetic to the local vernacular and by designing development to provide opportunities for people to meet formally and informally;
 - Encouragement being given to developers to engage meaningfully with the local community as they progress their development proposals.
- 4.63 This policy includes a number of design principles which, if sensitively applied, should help to ensure that new housing development in and around the village is appropriately designed in a manner sympathetic to the local vernacular and the linkages are established to enable future residents to become integrated in to the community. However, it is considered that the

policy goes only a limited way towards delivering objective O12 of setting out design standards on local and traditional architectural styles to support the delivery of housing of the “highest quality”.

4.64 It has been brought to my attention that there is a factual error in paragraph 4.38. The first sentence of this paragraph should state that “The 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”.

4.65 Recommendation 17: revise the first sentence of paragraph 4.38 to Policy 11 as follows:

“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”.

No changes to the wording of Policy 11.

Policy 12 Residential Car Parking

4.66 Policy 12 seeks to set a local parking standard for new major residential development in view of the concerns that have arisen from recent development with reduced parking standards. The policy proposes one off road car parking space for one bedroomed units and two off road parking spaces for dwellings with two or more bedrooms.

4.67 Policy TS4 of the Submission Development Management DPD states that appropriate parking and manoeuvring space should be provided in new developments to reflect the use and location as well as the accessibility of non car modes.

4.68 Broadland Council adopted its Parking Standards SPD in 2007. This sets out the maximum standards required for parking provision in line with national advice with 1.5 spaces for 1 bedroomed dwellings, 2 spaces for 2 and 3 bedroomed dwellings and a minimum of 3 and maximum of 4 spaces for dwellings with 4 or more bedrooms.

4.69 The National Planning Policy Framework has removed the requirement to set maximum parking standards. Paragraph 39 of the NPPF advises that if Local Authorities develop their own parking standards, they should take into account: the accessibility of the site; the type, mix and use of the development; availability of public transport, local car ownership levels; and the need to reduce use of high-emission vehicles.

4.70 The Neighbourhood Plan indicates that the use of maximum parking standards has led to the reduction in off road parking provision in new housing developments resulting in the reliance of on street parking and cars parking on pavements. The revisions to parking standards proposed would in effect set an absolute standard at a level less than the maximum standards set in the Broadland adopted parking standards.

- 4.71 In response to a request for evidence to support the need for the change in policy, the Parish Council referred to concerns about inadequate parking in a 1980s estate in the village. It was requested that the standard be amended to refer to it as a “minimum” requirement.
- 4.72 My recommendations are made in order to clarify the application of the policy and its relationship to the adopted Broadland Parking Standards SPD. The policy is limited to 1 to 3 bedroomed houses as the minimum standard set out in the parking standards for houses with 4 or more bedrooms is higher than that proposed in this policy.
- 4.73 Recommendation 18: Revise Policy 12 as follows:**
- “In 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 bedrooms dwellings – a minimum of 2 spaces”.***

New Policy on Primary School Provision

- 4.74 Norfolk County Council has made a representation requesting that a new policy be included in the plan stating that:
- “The provision of an enhanced expanded primary school to cater for any planned housing growth within the catchment area will be supported”.*
- 4.75 The Education Authority has stated that there is sufficient spare capacity at St Edmund’s Primary School to accommodate planned housing growth. If further housing were to come forward within the catchment area there would be a need for the expansion of the school. The County Council has no current plans to expand the school.
- 4.76 It is noted that Policy 20 of the Joint Core Strategy covers the requirement for the provision of social infrastructure (including education facilities) to meet the development needs of the community.
- 4.77 As there is no foreseeable need for the expansion of the Primary School and no proposals for its expansion to serve the development planned in the neighbourhood plan, it is considered that there is no need to include a policy concerning its expansion in the Neighbourhood Plan. Should the need arise in the future, the requirement can be considered against the strategic policies.
- 4.78 Recommendation 19: No change concerning the inclusion of a policy on Primary School Provision.**

New Policy on Medical Facilities

- 4.79 A representation has been made requesting that the Plan include reference to the need for medical facilities in the village to support the increased population.
- 4.80 It is understood that the Acle medical centre as well as other surgeries and the Joint Commissioning Groups have been consulted on the Neighbourhood Plan and the Broadland Site Allocations DPD. No comments have been received on the adequacy of the facilities or proposed provision.
- 4.81 In view of this lack of evidence about the need for improved facilities in Acle, it is not proposed that a specific policy be included. If additional or improved facilities are required in the future, it is noted that Policy 20 of the Joint Core Strategy covers the requirement for the provision of social infrastructure (including health facilities) to meet the development needs of the community.
- 4.82 Recommendation 20: No change concerning the inclusion of a policy on Medical Facilities**

New Policy on Water Supply, Waste Water, Sewage Treatment, Flood Risk

- 4.83 Anglian Water Services Ltd has made a representation to the Neighbourhood Plan setting out their requirements for any new development and highlighting certain improvements that may be required in Acle.
- 4.84 The National Planning Policy Framework refers to the need to identify and address any lack of infrastructure. Policy 20 of the Broadland Joint Core Strategy recognises the need for the timely provision and on-going maintenance of infrastructure, services and facilities to support development. I am satisfied that this strategic policy provides a clear and consistent basis for considering the need for any improvements to infrastructure to serve new developments in Acle and that there is no need for a specific policy in the Neighbourhood Plan.
- 4.85 Recommendation 21: No change concerning the inclusion of a policy on water supply, waste water, sewage treatment and flood risk**

Implementation and Monitoring

- 4.86 The Neighbourhood Plan recognises that implementation will require the co-ordinated input from a number of agencies, local businesses and the community. A separate implementation plan has been prepared that summarises the requirements and likely timescales.
- 4.87 Broadland District Council adopted the Community Infrastructure Levy in 2013. Following the adoption of neighbourhood plans, up to 25% of the CIL

received on developments in their area will be made available to the town or parish council for local infrastructure improvements.

- 4.88 The preparation of the neighbourhood plan provides the opportunity for the local community to consider its priorities for investing the monies received through Community Infrastructure Levy. It is understood that Acle Parish Council and Broadland District Council are in the process of considering the priorities for Acle but work has not yet been finalised. They will be published in a separate report.

Legibility and Typographic Errors

- 4.89 The Neighbourhood Plan has been published in an attractive style with full page photographs of the village. It is suggested that a printable version is also made available of the text only and with the policies in a font and colour that has greater legibility when printed.
- 4.90 The Section Page before Section 5 has the incorrect title.

5.0 Conformity with Basic Conditions

- 5.1 An Independent Examiner must consider whether a neighbourhood plan meets the “Basic Conditions”. To meet the basic conditions and it be appropriate for a Neighbourhood Plan to be ‘made’, the Plan must:
- have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - be in general conformity with the strategic policies contained in the Development Plan for the area;
 - contribute to the achievement of sustainable development;
 - not breach, and be otherwise compatible with, EU obligations and human rights requirements.
- 5.2 In this section, I consider the conformity of the Neighbourhood Plan with national planning policies and guidance, the adopted and emerging development plans and whether the Neighbourhood Plan is compatible with EU obligations and human rights requirements. Where appropriate I have highlighted relevant policies and guidance when considering each policy of the Neighbourhood Plan. I have also considered the Basic Conditions Statement submitted alongside the neighbourhood Plan

National Planning Policy Framework (2012) and Planning Practice Guidance (2014)

- 5.3 The particular points of the guidance that have been taken in to account in preparing this report include:
1. That a policy should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence with determining planning applications.
 2. Guidance on the allocation of sites in a neighbourhood plan and the assessment of sites
 3. The neighbourhood plan should support the strategic development needs set out in the Local Plan, plan positively to support local development and should not support less development than that set out in the Local Plan nor undermine its strategic policies.
 4. The setting of local parking standards
 5. The infrastructure required to support development in the plan area.
 6. If the policies and proposals are to be implemented as the community intended, a neighbourhood plan needs to be deliverable.

Development Plans

- 5.4 The parish of Acle lies within Broadland District and that part mainly to the east of the village lies within the Broads Authority area, which has equivalent status to a National Park. Consideration has been given under relevant policies above to the following development plan documents covering the Neighbourhood Plan area:

- Broadland District Local Plan (Replacement) adopted 2006
- Joint Core Strategy covering Broadland District adopted January 2014
- Broads Authority Core Strategy adopted 2007
- Broads Authority Development Management Policies DPD adopted 2011
- Broads Authority Site Specific Policies DPD adopted 2014
- Broadland Site Allocations DPD Submission Draft April 2014
- Broadland Development Management DPD Submission Draft April 2014
- Broadland Parking Standards SPD adopted 2007

5.5 In considering the emerging Broadland Site Allocations and Development Management DPDs, I have been mindful that they are well advanced and have been subject to consultation on the submission DPDs. I have been informed that they are to be submitted to the Secretary of State shortly without modifications to the policies or allocations included in the Submission version.

EU obligations and human rights requirements

- 5.6 A neighbourhood plan must be compatible with European Union obligations as incorporated into UK law, in order to be legally compliant. Key directives relate to the Strategic Environmental Assessment Directive, the Environmental Impact Assessment Directive and the Habitats and Wild Birds Directives. A neighbourhood plan should also take account of the requirements to consider human rights.
- 5.7 A Sustainability Appraisal incorporating a Strategic Environmental Assessment has been undertaken. The Sustainability Appraisal Report was subject to consultation in January 2014 alongside consultation on the pre-Submission draft Neighbourhood Plan. Overall the Report concludes that *“the policies contained in the draft Neighbourhood Plan are likely to have a positive or significant positive effect on the environment, community and economy of Acle over the short-, medium-, and long term. Taken as a whole the draft Acle Neighbourhood Plan is therefore likely to have a positive effect if adopted”*.
- 5.8 A Habitats Regulations Assessment screening report was prepared in March 2014. A screening opinion was requested from Natural England who confirmed on 28 April 2014 that largely due to the scale and nature of development, that the policies in the Plan are unlikely to have any significant effects on European Sites. Natural England confirmed this opinion in August 2014 in their response to the Submission draft plan.
- 5.9 Norfolk County Council’s environmental officer made a response to the submission draft plan stating that in their opinion a Habitats Regulations Assessment should be undertaken in view of the recreational disturbance that could be likely as a result of the policies of the Neighbourhood Plan in view of the proximity to the Broads Special Area of Conservation and the Broads RAMSAR sites. I am satisfied that Natural England has had the opportunity to consider the Habitats Regulations Assessment Screening Report and has

confirmed that in their opinion there are likely to be no significant effects on European Habitats arising from the policies in the Acle Neighbourhood Plan.

- 5.10 No equalities impact assessment has been undertaken of the Neighbourhood Plan. Consultation has been comprehensive. No representations have been received to suggest that the plan may give rise to any equalities impacts.
- 5.11 I consider that the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations and human rights requirements and therefore satisfies that Basic Condition.

Contributes to sustainable development

- 5.12 The Sustainability Appraisal undertaken during the preparation of the Neighbourhood Plan demonstrated how the plan will support the economic, social and environmental development of the village. It is acknowledged that the plan is focused on improving the future economic and social prospects of the village and is weaker in the consideration of environmental matters. Nevertheless, subject to the amendments proposed I am satisfied that the Acle Neighbourhood Plan will support the delivery of sustainable development and help to meet the social and economic development needs of the parish within the environmental context of the area.

Conclusion

- 5.13 Subject to the modifications recommended, it is considered that the Acle Neighbourhood Plan has had regard to national policies and advice contained in guidance issued by the Secretary of State, is in general conformity to the strategic policies in the Broadland and the Broads Development Plan Documents, does not breach, and is otherwise compatible with, EU obligations and human rights requirements, and contributes to the achievement of sustainable development.

Public Consultation

- 5.14 Public consultation on the production of land use plans, including neighbourhood plans, is a legislative requirement. Building effective community engagement into the plan-making process encourages public participation and raises awareness and understanding of the plan's scope and limitations.
- 5.15 The Acle Neighbourhood Plan has been developed through extensive consultation conducted by the Working Group. The Plan builds on work undertaken by the Acle Village Team which developed the Acle Village Economic Masterplan in 2013. The Working Group was established with representatives from a number of local groups and societies to ensure that the plan was developed by the community identified the importance of consultation to create a successful Neighbourhood Plan. Consultation was undertaken as follows:

- Awareness raising of the process of preparing the Neighbourhood Plan through posters and regular press releases, newsletters and websites.
- Open consultations were carried out between June and October 2013 with the community and at Acle Academy to enable the community to put forward their views on the future of the village and to consider the draft vision and proposed policies.
- 6 weeks consultation on the Sustainability Appraisal Scoping Report was carried out between October and December 2013
- 6 weeks consultation on the Pre Submission draft Neighbourhood Plan and Sustainability Appraisal between 11 January and 21 February 2014. Widespread publicity was undertaken of the consultation by published and electronic means as well as emails to 45 statutory consultees. 14 responses were received. The responses are summarised in the Consultation Statement together with the action taken on them.
- 6 weeks consultation on the Submission draft Neighbourhood Plan and Sustainability Appraisal Environmental Report between 14 July and 25 August 2014. Eight responses were received.

5.16 Acle Neighbourhood Plan Working Group has been committed to promoting awareness of the process of preparing the Neighbourhood Plan and has sought to involve all sections of the local community in the development of the Plan. As this Neighbourhood Plan was developed consequent to the development of the Economic Masterplan, it was disappointing that there was little or no response recorded in the Consultation Statement concerning the views of local businesses. Nevertheless, I am satisfied that the statutory requirements have been met in this regard.

6.0 Referendum

6.1 The Acle Neighbourhood Plan clearly reflects the views held by the community as demonstrated through the consultations and, subject to the modifications proposed, sets out a realistic and achievable vision to support the future economic improvement of parish..

6.2 I am satisfied that the Neighbourhood Plan meets all the statutory requirements, in particular those set out in paragraph 8(1) of schedule 4B of the Town and Country Planning Act 1990 and, subject to the modifications I have identified, meets the basic conditions namely:

- has regard to national policies and advice contained in guidance issued by the Secretary of State;
- contributes to the achievement of sustainable development;
- is in general conformity with the strategic policies contained in the Development Plan for the area;
- does not breach, and is otherwise compatible with, EU obligations and human rights requirements

6.3 **I am pleased to recommend to Broadland District Council and the Broads Authority that the Acle Neighbourhood Plan should, subject to the modifications I have put forward, proceed to referendum.**

6.4 I am required to consider whether the referendum area should be extended beyond the Neighbourhood Plan area. In all the matters I have considered I have not seen anything that suggests the referendum area should be extended beyond the boundaries of the plan area as they are currently defined. I recommend that the Neighbourhood Plan should proceed to a referendum based on the neighbourhood area defined by the Broads Authority on 21 June 2013 and Broadland District Council on 20 August 2013.

7.0 Summary of Recommendations

Recommendation 1:

Include a map showing the boundary of the Neighbourhood Plan area and the extent of the area covered by the Broads Authority.

Recommendation 2:

Include plan period “2014 to 2026” on front cover of plan.

Recommendation 3:

It is recommended that the housing objectives O10 and O11 be deleted and Objective O12 be reworded as follows:

“O12: To promote the integration of new housing development into the social and physical fabric of the village”.

Recommendation 4: That paragraph 3.5 be revised on the lines of:

“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 time 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”.

Recommendation 5: It is recommended that Objective O7 be rephrased as follows

“To enhance the attractiveness, vitality and viability of the village centre for small scale town centre uses, particularly for retailing”.

Recommendation 6:

It is recommended that the first and second paragraphs of Policy 1 be revised as follows:

“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”.

No change to the third and fourth paragraphs of Policy 1 concerning flood risk and heritage.

Add the following to paragraph 4.4 *“Policy 5 seeks the improvement of the path along the A1064 from Acle Bridge to the village and paths alongside the River Bure”.*

Revise the map to Policy 1 to exclude the site to the west of the A1064.

Recommendation 7: no changes are proposed to Policy 2

Recommendation 8: no changes are proposed to Policy 3

Recommendation 9: no changes are proposed to Policy 4

Recommendation 10: Revise the wording of Policy 5 as follows:

“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.

3, 4 etc List other routes to be prioritised”

Revise the Map to show each route referenced to the number in the policy.

Revise the map to show the extent of routes within the plan area.

Recommendation 11: no changes are proposed to Policy 6

Recommendation 12: no changes are proposed to Policy 7

Recommendation 13: Revise the wording of Policy 8 as follows:

“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 settings.

“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”.

The area shown on the map to Policy 8 should be reviewed to define the extent of the village centre that this policy will apply to.

Recommendation 14: The first two sentences of Policy 9 be revised as follows:

“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 the sites allocated in the Local Plan will provide a range of sizes and types of units suitable for small start up businesses as well units suited to the needs of businesses as they expand”.

The third and fourth sentences and the accompanying map should be deleted.

Recommendation 15: A new paragraph should be added to the Background to Policy 9:

“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”.

Recommendation 16: that Policy 10 on Future Housing Mix be deleted

Recommendation 17: revise the first sentence of paragraph 4.38 to Policy 11 as follows:

“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”.

No changes to the wording of Policy 11.

Recommendation 18: Revise Policy 12 as follows:

“In 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 bedrooms dwellings – a minimum of 2 spaces”.

Recommendation 19: No change concerning the inclusion of a policy on Primary School Provision.

Recommendation 20: No change concerning the inclusion of a policy on Medical facilities

Recommendation 21: No change concerning the inclusion of a policy on water supply, waste water, sewage treatment and flood risk

8.0 Background Documents

8.1 In undertaking this examination, I have considered the following documents

- Acle Neighbourhood Plan Submission Draft Version 2014
- Acle Neighbourhood Plan Implementation Plan 2014
- Basic Conditions Statement
- Statement of Public Consultation
- Sustainability Appraisal Report Submission Draft
- Habitats Regulation Appraisal Screening Report 2014
- National Planning Policy Framework March 2012
- Planning Practice Guidance March 2014 (as amended)
- The Town and Country Planning Act 1990 (as amended)
- The Localism Act 2011
- The Neighbourhood Planning (General) Regulations 2012
- Broadland District Local Plan (Replacement) adopted 2006
- Joint Core Strategy including Broadland District adopted January 2014
- Broads Authority Core Strategy adopted 2007
- Broads Authority Development Management Policies DPD adopted 2011
- Broads Authority Site Specific Policies DPD adopted 2014
- Broadland Site Allocations DPD Submission Draft April 2014
- Broadland Development Management DPD Submission Draft April 2014
- Broadland Parking Standards SPD adopted 2007
- Greater Norwich Employment Sites and Premises Study: Appendix 5
Broadland District Council
- Broadland Planning Assessment for Site Allocations – Preferred Options
2013
- Acle Economic Masterplan 2013