Planning Committee

6 November 2026
Agenda item number 7.2

BA/2026/0208/FUL Bridge Stores, Main Road A1064, Acle Bridge

Report by Assistant Planning Officer

Proposal

The demolition and reconstruction of the existing chalet building, raised up above the flood level. New windows added and existing doors and windows replaced. New external ramps and steps for access.

Applicant

Broads Authority

Recommendation

Approve Subject to Conditions

Reason for referral to committee

Broads Authority development

Application target date

01 November 2026

Application documents

BA/2026/0208/FUL Associated Documents

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1. Description of site and proposals

1.1. The application site is on the north bank of the River Bure, immediately west of Acle Bridge. It contains a detached, single-storey timber chalet previously used as Bridge Stores and, more recently, a seasonal café. The building is locally listed and is a non-designated heritage asset.

1.2. The main building dates from the 1920s. It has white-painted horizontal timber weatherboarding and a hipped reed-thatched roof. There is a flat-roofed kitchen extension on its western end. Much of the original joinery has been replaced with uPVC windows and doors.

1.3. Paving separates the building from the piled river edge to the south. Mown grass lies to the north, with a reedbed beyond. Storage buildings and public toilets occupy the wider site to the east and north-east. The surrounding area includes moorings, boatyards and the Bridge Inn on the opposite bank.

1.4. Vehicular and pedestrian access is from Main Road, through the existing parking area and across the flood-defence embankment. The site is also accessible from the river via the adjacent moorings. Weavers Way, recorded as Fleggburgh Footpath 17, passes behind the chalet and continues west along the riverbank.

1.5. The building stands on the riverward side of the flood-defence embankment. The FRA and Environment Agency identify the site as Flood Zone 3b, functional floodplain. The embankment does not protect the chalet from river flooding.

1.6. Full planning permission is sought to demolish the existing chalet and reconstruct it as a café. The proposal includes new foundations, a raised floor, replacement timber windows and doors, additional windows, external steps, decking and a new accessible ramp. The application concerns the chalet and its access works only. The wider landscaping, removal of adjacent sheds, public toilet improvements and quay-heading works detailed in the supporting statement are not included in this application.

1.7. The replacement broadly retains the existing building form and footprint. It is moved approximately 1 metre north, away from the river, and raised by approximately 0.67m. The proposed finished floor level is 1.60 metres Above Ordnance Datum (AOD).

1.8. The main roof is reed thatch. The lower kitchen element has a felt roof. White-painted horizontal shiplap boarding is proposed, with narrower boarding to the kitchen element. Windows and doors are timber. External balustrades are painted black.

1.9. The building is supported on a steel frame and concrete pads. Spaced vertical timber boarding encloses the area beneath the floor while allowing floodwater to pass through. The internal layout provides a café area, serving counter and kitchen. New windows face east and north, and an existing window is repositioned in the western elevation.

2. Site history

2.1. No History available.

3. Consultations received

Parish Council

3.1. Fleggburgh Parish Council supports this application.

Environment Agency

3.2. 26th August 2026 - We have reviewed the documents, as submitted, and are raising an objection due to concerns over potential impacts on flood defences. We have set out our position below, as well as detailing how the applicant can overcome our objection. Our letter also includes information regarding environmental permitting and flood risk.

3.3. 2nd October 2026 - We have reviewed the 'Response to Environment Agency consultation response' email, dated 11 September 2026, and consider it sufficient to overcome our previous concerns. We therefore withdraw the objection set out in our letter dated 26 August 2026. We are satisfied that the remaining details can be confirmed as part of the flood risk activity permit application. No works should take place on flood defence assets until the final design is received and agreed with the

Environment Agency. This includes tracking over, demolition and realignment, and future maintenance responsibilities.

Norfolk County Council (NCC) Highways

3.4. Given the nature of the proposals in that there are no material changes in terms of size or use, nor any evidence to suggest that the proposals would generate any significant changes in vehicle trips from that already occurring (if at all), the Highway Authority raise no objection.

BA Ecologist (Summarised)

3.5. The nearest designated site is Burgh Common and Muckfleet Marsh SSSI, SAC, SPA and Ramsar, approximately 1.35 km from the building. Damgate Marshes SSSI, SAC and Ramsar lies approximately 1.6 km away, with Upton Broads and Marshes SSSI, Bure Broads and Marshes SSSI, SAC, SPA and Ramsar, and Trinity Broads SSSI and SAC also within the wider area. A Habitats Regulations Assessment (HRA) has been undertaken. This was concluded at the Screening stage with no likely significant effect determined.

3.6. The site is bordered by paving slabs to the south and regularly mown amenity grassland to the north, beyond which lies a Phragmites australis reedbed. Pampas grass is present to the west, with the River Bure to the south and boatyards and businesses on both sides of the river. Habitats immediately surrounding the building are of low to negligible ecological value. However, the building may support roosting bats within the roof or behind timber cladding, and the River Bure provides a foraging and commuting corridor. The pampas grass and Phragmites australis reedbed may also provide refuge and nesting habitat for birds.

3.7. Demolition and reconstruction works could result in pollutants entering the river and adjacent habitats. A Pollution Prevention Plan should therefore be implemented during works, alongside precautionary method statements to prevent protected species entering the site. Peat may also be present at the surface; please refer to the Broads Authority Peat Policy for guidance. No objection is raised, subject to compliance with the recommendations, mitigation measures and enhancements set out in the Ecological Assessment Record. Further comments and potential conditions may be provided following review of the bat emergence report findings and recommendations.

3.8. Kepwick Ecological Services completed a Potential Roost Assessment of the chalet and surrounding sheds, and two emergence bat surveys in August and September 2026. No evidence of bat roosts was found in the chalet or sheds. However, given the possible access into cladding and the interior of the sheds, they conclude there is potential for the wooden buildings to be used at any time of year as opportunistic roosts by individual bats and care should be taken when they are demolished. Given these findings, the following should be conditioned, as per recommendation 6.2 of the bat report: The buildings must be removed carefully as a soft demolition, with a licenced bat worker present when the sheds are demolished. The sheds should be cleared internally first and checked for bats as works progress. Roofing material should be

removed carefully. If bats are discovered during works, it should be checked for injury and condition by the licensed bat worker and either released in suitable weather conditions to the same area or taken into care. All other previous comments stand.

BA Landscape

3.9. The site is located to the north-east of Acle and south-east of Upton Green and comprises an existing chalet style building located just off the River Bure. The building has previously been in use as a café. The site is bound to the north by marshes, to the east by Acle Bridge, to the south by the River Bure and to the west by the river embankment. The chalet is of local historic significance and is therefore locally listed. The Weavers Way long distance footpath (Public Right of Way Fleggburgh FP17) passes behind the site following along the river further west. Other nearby Public Rights of Way include Upton with Fishley FP4 and Acle FP10 which are located to the south of the river. The proposals are to demolish and rebuild the chalet on more robust foundations due to modern standards not being met with the current construction. The proposals will slightly raise the building to sit above the flood level and will still be in use as a café.

3.10. We have no major concerns from a landscape perspective. We note that the Design and Access Statement shows aspirations for wider redevelopment outside of the red line boundary. This is welcomed and we would be happy to comment on this further should it come forward as an application.

BA Historic Environment Manager (Summarised)

3.11. No objection, subject to conditions. The locally listed chalet has historical, aesthetic and communal significance, principally derived from its location, design, relationship with the river and established use. Its physical materials have limited significance, having been substantially replaced over time. The structural evidence justifies reconstruction due to extensive timber decay and recurring flooding.

3.12. The replacement closely replicates the existing building, with timber joinery, improved access and raised floor levels providing enhancements. The proposal maintains the building's heritage values and accords with Policies DM11 and DM43 and NPPF heritage policies.

3.13. Conditions are recommended to secure details of extraction and ventilation equipment; timber windows, doors and balustrades at 1:5 scale or larger; reconstruction following demolition; and an internal and external photographic record deposited with the Norfolk Historic Environment Record before works commence.

Broads Society

3.14. The Broads Society supports this application for the rebuilding of the Chalet Cafe and its relocation, along with the reconfiguration of the outside seating area. It is, obviously, disappointing that the original building cannot be retained but it is recognised that it is not practical in this instance and that the re-build will echo the building that is being replaced. It is also welcomed that this popular cafe will be able to receive visitors to Acle Bridge in the future to help maintain the vitality of the local economy.

Furthermore, it is considered to be of particular significance to water borne users in the vicinity of Acle Bridge as this area is important for 24hr moorings, de-masting and general access to the waterway. The Society also feels that this development could be the catalyst for wider improvements to the 1 surrounding area, including the public toilets and access paths to and through the site as well as the maintenance and upgrading of existing quay headings.

4. Representations

4.1. None received.

5. Policies

5.1. The relevant policies in the NPPF (2026) are;

- E4 – Rural business development
- DP3 – Key principles for well-designed places
- N2 – Improving the natural environment
- N4 – Protected Landscapes
- P3 – Living conditions and pollution
- F4 – Assessing flood risk for decision-making
- F7 – Ensuring development is safe from flooding
- HE7 - Decisions on non-designated heritage assets
- HE10 - Loss or removal of heritage assets

5.2. The adopted development plan policies for the area are set out in the Local Plan for the Broads (adopted 2019).

5.3. The following policies were used in the determination of the application:

- SP2 – Strategic flood risk policy
- SP5 – Historic environment
- SP6 – Biodiversity
- SP7 – Landscape character
- SP9 – Recreational access around the Broads
- SP10 – A prosperous local economy
- SP11 – Waterside sites
- SP12 – Sustainable tourism

- DM5 – Development and flood risk
- DM11 – Heritage assets
- DM13 – Natural environment
- DM16 – Development and landscape
- DM21 – Amenity
- DM22 – Light pollution and dark skies
- DM23 – Transport, highways and access
- DM29 – Sustainable tourism and recreation development
- DM43 – Design
- DM44 – Visitor and community facilities and services

6. Assessment

Principle of development

6.1. Policies SP10 and SP12 of the Local Plan support the local economy and sustainable tourism. Policy DM29 supports tourism and recreation development of an appropriate scale associated with existing visitor facilities and accessible by sustainable transport. NPPF Policy E4 also supports facilities serving rural leisure and tourism and the retention of accessible local services.

6.2. The application seeks permission to demolish and reconstruct the existing café at Acle Bridge. The replacement retains the established café use to continue to provide refreshments for boaters, walkers and visitors using the adjacent moorings and Weavers Way. The proposal therefore maintains an existing visitor facility within an established riverside destination. Its continued use, scale and location accord with the policy objectives.

6.3. Policy DM44 seeks to protect visitor and community facilities that meet local needs or contribute to the network of facilities across the Broads. Reconstruction enables the café to continue serving this function. The retention of the café use is therefore acceptable in principle.

6.4. The proposal also involves the demolition of a locally listed building, which is a non-designated heritage asset. Retention and repair would therefore be the preferred approach, but structural evidence has been submitted identifying deterioration of the building, and the extent of replacement works required. If all other details discussed below are acceptable then a condition would be required to secure the replacement chalet and timescale for this following demolition. The effect on the building's significance, the justification for demolition and the benefits of reconstruction are assessed in the heritage section against Policy DM11.

Design, heritage and landscape

6.5. Policy DM43 requires development to respond to its surroundings through appropriate siting, scale, form, materials and detailing. NPPF Policy DP3 similarly requires development to respond positively to its context and integrate with its surroundings. Policies SP7 and DM16 seek to conserve the landscape character of the Broads. NPPF Policy N4 requires development within protected landscapes to be sensitively located and designed, giving substantial weight to conserving and enhancing the natural beauty, wildlife and cultural heritage of the Broads. Policy DM11 and NPPF Policy HE7 require a balanced judgement where development affects a non-designated heritage asset, having regard to its significance, the scale of harm or loss and the benefits of the proposal.

6.6. The chalet is a locally listed building dating from the 1920s, with a later flat-roofed kitchen extension dating from around the 1950s. It is locally listed as a good example of a Broads' waterside chalet, built to serve the growing tourist trade of the 1920s. Its traditional construction and design, relationship with the river and longstanding use as a shop and café give it historical, aesthetic and communal significance. It also has group value with the remaining waterside chalets across the Broads.

6.7. Although retention and repair would be the preferred approach, the submitted structural report, informed by opening-up investigations, identifies extensive decay in the sleeper foundations, wall studs, sole plate, floor joist ends and weatherboarding. To bring it back into use, a new foundation system is required, and the report concludes that the extent of repairs and access constraints make the loss of most original fabric inevitable. This provides a clear justification for demolition.

6.8. Demolition results in the loss of the existing structure and its surviving fabric. However, the Heritage and Design Manager identifies that the building's principal significance derives from its location, design, character and use. Many individual components have already been replaced. The proposal reinstates those principal values through its traditional form, continued riverside presence and café use.

6.9. The chalet occupies a prominent position beside the River Bure and Acle Bridge, visible from the river, bridge and Weavers Way. Its small scale, thatched roof and painted timber boarding contribute positively to the developed riverside frontage.

6.10. The replacement retains the single-storey form, hipped thatched roof and lower flat-roofed kitchen element. This maintains the established roof profile and the distinction between the main chalet and its subordinate western element. It preserves the characteristic appearance of a Broads waterside chalet, the symmetrical design of the main part of the chalet and remains proportionate to the surrounding development.

6.11. The proposal moves the building one metre north and raised by approximately 0.67m to provide a finished floor level of 1.60m AOD. The increased height makes the building more visible and introduces an exposed supporting structure beneath the floor. Nevertheless, the increase is limited, and the building remains a small-scale feature

within the existing riverside group. It does not dominate views from the river or bridge or materially erode the open character of the adjoining marshland. The raising of the building will make it more resilient to flooding which is beneficial to its fabric and will secure its long-term future.

6.12. The northward relocation of the chalet accommodates the river-facing entrance steps and landing. The accessible ramp introduces an additional horizontal feature alongside the building. These structures increase the extent of development around the chalet, but their low profile and close relationship with the building contain their visual effect. Improved access with the ramp also supports the building's continued use as a visitor facility.

6.13. Norfolk reed thatch and white-painted horizontal timber boarding maintain the established materials and appearance. Narrower boarding distinguishes the kitchen element and reinforces its subordinate form. Replacing uPVC windows and doors with timber joinery will be beneficial and improves the architectural detailing and strengthens the traditional character of the building. Additional windows are accommodated in the elevations without altering its overall form.

6.14. Black-painted balustrades and spaced vertical boarding beneath the floor-level provide a recessive finish to the access structures and supporting frame. This reduces their prominence beneath the white elevations and avoids a visually solid plinth. Conditions securing detailed drawings of the windows, doors and balustrades will ensure that their proportions, profiles and finishes complement the chalet.

6.15. If it is required, external extraction and ventilation equipment could detract from the simple elevations and roof profile if not well located. This can be dealt with by condition in case it is required so that Its location, dimensions, materials and finish can be properly considered.

6.16. External lighting is also controlled to protect the darker river corridor and adjoining marshland. Retention of the reedbed beyond the northern boundary maintains the transition between the developed frontage and the wider landscape.

6.17. The Heritage and Design Manager has no objection to the reconstruction, and the Landscape Consultant raises no landscape objection. The structural evidence justifies replacement, while the design maintains the principal characteristics through which the building's heritage significance is expressed. The benefits of securing its continued café use, improving accessibility, reinstating timber joinery and increasing flood resilience provide benefits that outweigh the loss of surviving fabric. The proposal therefore satisfies the balanced judgement required by Policy DM11 and NPPF Policy HE7.

6.18. Conditions secure reconstruction following demolition and an internal and external photographic record deposited with the Norfolk Historic Environment Record before works commence. These measures address the risk of losing the building without delivering its replacement and secure a publicly accessible record of the existing asset, in accordance with NPPF Policy HE10.

6.19. The proposal achieves an acceptable balance between heritage conservation, continued use and adaptation to the riverside environment. Its siting, scale, form and materials respect the landscape setting and local distinctiveness. Giving substantial weight to conserving and enhancing the natural beauty, wildlife and cultural heritage of the Broads, the replacement is acceptable subject to the identified conditions. The proposal accords with Policies DM11, SP7, DM16 and DM43 and NPPF Policies DP3, N4, HE7 and HE10.

Amenity of residential properties

6.20. Policy DM21 addresses the effects of overlooking, dominance, noise, odour, lighting and construction activity. NPPF Policy P3 requires development to avoid unacceptable pollution effects on occupiers, neighbouring uses and the natural environment. The immediate setting comprises public riverside space, moorings, storage buildings and visitor facilities. There are no nearby residential properties that would be adversely affected by the proposal. The replacement building would remain single storey and of a similar scale to the existing building, and its siting and form would not result in unacceptable overlooking, overshadowing or dominance.

6.21. Kitchen extraction can affect neighbouring amenity and the appearance of the building. As extraction details have not been submitted, a condition will require approval of the equipment, discharge points and measures to control noise and odour before installation. The approved measures must be implemented before the café use resumes. This will ensure that the extraction system is acceptable in terms of Policies DM21, DM11 and DM43.

6.22. External lighting requires control because of the river corridor and dark setting. A condition requires approval of the location, design, direction and operating controls of external lighting. Together with the controls on kitchen extraction, these measures prevent unacceptable effects from noise, odour and artificial light. Subject to these conditions, the proposal accords with Policies DM21 and DM22 and NPPF Policy P3.

Highways and public rights of way

6.23. Vehicular access remains through the existing parking area off Main Road with no new highway access proposed. The Highway Authority confirms that the replacement does not materially change the use or generate significant additional trips. The proposal will therefore not have an adverse impact on highway safety and is acceptable under Policy DM23.

6.24. The public right of way remains an important route through the wider site. Planning permission does not authorise its obstruction or diversion and construction access must be managed without interference with the route. This is the responsibility of the applicant.

6.25. Tracking construction machinery over the flood-defense embankment is a flood-defense permitting issue. The Environment Agency has accepted that the detailed arrangements can be resolved through the flood risk activity permit.

Ecology

6.26. A Habitats Regulations Assessment has been undertaken to consider the proposal's effects on nearby internationally designated sites under the 2017 Regulations. The nearest is Burgh Common and Muckfleet Marsh, approximately 1.35 km from the building, with Damgate Marshes approximately 1.6 km away. The assessment concluded at the screening stage that the proposal would have no likely significant effect on the designated sites. An appropriate assessment was therefore not required.

6.27. Policy DM13 and NPPF Policy N2 require development to protect biodiversity, minimise adverse effects and incorporate appropriate features supporting wildlife. The site comprises the existing chalet, paving and regularly mown grass. The adjacent reedbed and River Bure provide habitat and a corridor for wildlife movement.

6.28. The updated bat assessment by Kepwick Ecological Services, dated 11 October 2026, covers the chalet and surrounding sheds. The chalet was assessed as having low roosting potential because of a possible access point beneath the eaves. This was investigated but no evidence of bats was found internally or externally, and no bats emerged from the chalet during the emergence surveys. Noctule, soprano pipistrelle and Daubenton's bats were recorded nearby.

6.29. The emergence surveys were undertaken outside the maternity period. Although no roost was identified, individual bats could occupy concealed spaces opportunistically before demolition. Precautionary demolition methods are therefore recommended. The Authority's ecologist has reviewed the completed survey and confirmed that the demolition precautions are appropriate. An informative advises careful soft demolition of the chalet under the supervision of a licensed bat ecologist, including internal inspection and checks of roof coverings, cladding and potential roosting features as works progress. It also advises that affected works must stop if bats are discovered, allowing the ecologist to assess their condition and determine the appropriate action. The required survey information has been provided, and no further bat survey requirement remains outstanding.

6.30. The River Bure provides a foraging and commuting corridor. A condition controls the location, design and operation of external lighting to avoid illumination of the river, reedbed and bat and bird boxes. Temporary construction lighting must also avoid illuminating adjoining habitats. These measures protect the dark corridor used by bats.

6.31. Demolition and construction present a risk of sediment, debris and other pollutants entering the river. A condition requires approval and implementation of a Pollution Prevention Plan before works commence, covering material storage, refuelling, waste management, spill response and incident reporting. The reedbed beyond the northern boundary is retained and protected from construction activity.

6.32. One bat box and two house martin nest cups can be secured by condition. These provide additional roosting and nesting opportunities and must remain unlit, retained and maintained.

6.33. Precautionary working methods protect amphibians, reptiles and other wildlife during clearance and construction. These include staged vegetation clearance, maintaining short grass within the working area, storing materials above ground and covering excavations or providing suitable escape routes. Excavations must be checked before backfilling, and vegetation clearance must avoid harm to active bird nests.

6.34. The ecology consultation confirms that Habitats Regulations Assessment screening concluded with no likely significant effect on the designated sites. The updated survey and final ecological comments resolve the previous requirement for chalet-specific bat evidence. Conditions secure pollution prevention, wildlife and habitat protection, sensitive lighting and biodiversity enhancements. An informative advises on precautionary soft demolition and the action to take if bats are discovered. On this basis, the proposal safeguards protected species and adjacent habitats and accords with Policy DM13 and NPPF Policy N2.

Flood risk and mitigation

6.35. Policies SP2 and DM5 require development to minimise flood risk, remain safe for its lifetime and avoid increasing flood risk elsewhere. NPPF Policy F4 requires a site-specific Flood Risk Assessment, while Policy F7 requires consideration of lifetime safety, residual risk, safe access and escape, flood resilience and effects on flood risk elsewhere. The application is supported by a Flood Risk Assessment prepared by Rossi Long Consulting, reference 251457 Rev 01, dated July 2026.

6.36. The site lies within Flood Zone 3b, functional floodplain, on the riverward side of the existing flood-defence embankment. The existing café is therefore exposed to flooding from the River Bure. The proposal replaces that building with a café of a similar scale and retains its established use.

6.37. The replacement incorporates a finished floor level of at least 1.60m AOD, approximately 670mm above the existing floor level and 280mm above the recorded crest of the adjacent embankment. This reduces the building's exposure to flooding and provides betterment compared with the existing arrangement.

6.38. The raised building is supported on a steel frame and concrete pads. The space beneath the floor, including the gaps between the proposed vertical boarding, allows floodwater to pass through. The Environment Agency confirms that compensatory flood storage is not required.

6.39. The Environment Agency initially objected because insufficient information had been provided about construction access and the potential effects of vehicles and machinery on its flood-defence assets. Following further information from the agent, the Agency withdrew that objection on 2 October 2026. It confirmed that the remaining construction details can be addressed through the flood risk activity permit process. There is therefore no outstanding Environment Agency objection.

6.40. The Agency's final position supports the proposed development subject to the separate permitting requirements. A standard informative can be added that planning

permission does not authorise works affecting flood-defence assets and that construction access, tracking arrangements and relevant works must be agreed with the Agency before they take place.

6.41. The FRA assesses the risk of groundwater flooding affecting the raised building as low and surface water flood risk as very low. It identifies no significant flood risk from reservoirs, canals or other artificial sources.

6.42. The replacement provides a clear reduction in flood risk to the building through its raised floor level and maintains floodwater movement beneath it. The Environment Agency has withdrawn its objection, and the identified mitigation can be secured through conditions and the separate permitting process. The proposals are therefore acceptable in terms of DM5 – Development and Flood risk.

7. Conclusion

7.1. The proposal secures the continued use of an established riverside café serving boaters, walkers and visitors to Acle Bridge. Reconstruction provides improved accessibility and flood resilience while retaining the building's traditional form, scale and relationship with the River Bure.

7.2. The demolition of the locally listed chalet is justified by the submitted structural evidence. Although surviving historic fabric would be lost, the replacement maintains the principal characteristics through which the building's heritage significance is expressed. The benefits of continued café use, improved access, reinstated timber joinery and increased flood resilience outweigh that loss.

7.3. The replacement respects the landscape character of the Broads and would not result in unacceptable effects on neighbouring amenity, highway safety, protected species or adjacent habitats. The raised floor and open supporting structure reduce the building's exposure to flooding while maintaining floodwater movement beneath it. The Environment Agency has withdrawn its objection, with separate permitting requirements remaining applicable.

7.4. Subject to conditions securing the reconstruction, café use, detailed design, flood mitigation and environmental safeguards identified in this report, the proposal accords with the development plan and relevant national planning policy. Planning permission is therefore recommended for approval subject to conditions.

8. Recommendation

8.1. Approve Subject to Conditions:

1. Time limit
2. Approved Plans
3. Flue and Extractor Details

4. Windows and Doors External Details
5. Historic Record
6. Timescale for replacement chalet following demolition
7. Pollution Prevention Plan
8. External Lighting
9. Bird and Bat Boxes
10. Use of Building

9. Reason for recommendation

9.1. The proposal maintains an established visitor facility, preserves the principal heritage values of the locally listed chalet and respects the landscape character of the Broads. The structural evidence justifies demolition, and the benefits of reconstruction outweigh the loss of surviving historic fabric. Subject to conditions, the development improves accessibility and flood resilience without unacceptable effects on amenity, highway safety or biodiversity. The proposal accords with the development plan and relevant national planning policy.

Author: Callum Sculfor

Date of report: 1 October 2026

Appendix 1 – Location map

Appendix 1 – Location map

BA/2026/0208/FUL - Bridge Stores, Main Road A1064, Acle Bridge, Fleggburgh



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