



**Acle Neighbourhood Plan Review
(Pre-submission Draft)**

**Habitats Regulations Assessment
Screening Report**

Updated October 2025

1. Introduction

- 1.1 This screening report has been undertaken by Broadland District Council and the Broads Authority in order to support the emerging Acle Neighbourhood Plan Review which has been produced by a working group on behalf of Acle Parish Council in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 1.2 The aim of this screening is to assess whether there will be any likely significant impacts on designated European sites either within or in relative proximity to the designated neighbourhood area of the Neighbourhood Plan Review (i.e. the civil parish of Acle).

2. Legislative Basis

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

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

- 2.2 The purpose of the Habitat Regulations Assessment is therefore to ensure the protection of European (Natura 2000) sites. These sites are designed to form an ecologically coherent network of designated sites across the whole of Europe. Referred to as 'European Designated Sites', Natura 2000 sites include Special Protection Areas (SPAs) and Special Areas for Conservation (SAC). As a matter of policy the Government also expect authorities to treat Ramsar sites, candidate SAC (cSAC) and proposed SPAs (pSPA) as if they are European sites for the purpose of considering development proposals that may affect them.
- 2.3 One of the basic conditions of Neighbourhood Plans, prescribed by Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) is that the plan:

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

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

(1) *Where a land use plan –*

- (a) *is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and*
- (b) *is not directly connected with or necessary to the management of the site,*

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

2.5 Regulation 106 of the CHSR requires that:

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

3. Screening Approach

- 3.1 The first step of the screening process involves the identification of European Sites that are either within or in close proximity to the Acle Neighbourhood Plan Review area.
- 3.2 A list of European sites within, near or partially within the Greater Norwich area is set out in the HRA that was produced to support the submission of the Greater Norwich Local Plan, and which was approved by Natural England.
- 3.3 Of this list, one particular site (which has three designations) has been identified within the Acle Neighbourhood Area. This is the wetland complex known as the Broads, which has the following designations:

Site Name	Site Designation
Broadland	SPA
Broadland	Ramsar
The Broads	SAC

- 3.4 The Broads extends within the Neighbourhood Area of the Acle Neighbourhood Plan. A map showing the location of the above designations in relation to Acle parish can be found in Appendix 1 at the end of this report. Full details of the particular European designations, including conservation objectives, can be found in Appendix 2.
- 3.5 Whilst the aforementioned sites extend within the Acle neighbourhood area, the fact that the Neighbourhood Plan Review is not seeking to allocate any sites for future development means it is not expected that there would be any significant impacts on the EU designated site as a result of the Neighbourhood Plan Review policies.
- 3.6 Alongside the legislation mentioned above, there are two other issues that currently affect Norfolk habitats.
- 3.7 Along with other local planning authorities in Norfolk, the Council received a letter dated 16 March 2022 from Natural England concerning nutrient pollution in the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site. The letter advised that new development within the catchment of these habitats comprising overnight accommodation has the potential to cause adverse impacts with regard to nutrient pollution.
- 3.8 The Council as the Competent Authority cannot lawfully grant planning permission unless it can conclude that development within the catchment of the Broads Special Area of Conservation, River Wensum Special Area of Conservation and Ramsar site will not have an adverse effect. This process is considered where relevant through a Habitats Regulations Assessment. However, Acle Water Recycling Centre does not discharge to either of the relevant catchments.
- 3.9 A Norfolk-wide Green Infrastructure and Recreational Avoidance and Mitigation Strategy (GIRAMS) looks to mitigate adverse impacts that might arise from additional visitor pressure through new housing developments. There are two recommendations for this. Firstly, by looking to provide suitable informal recreational greenspace elsewhere (GI), away from sensitive sites, and, secondly by securing a financial contribution from each new home towards direct mitigation measures to be implemented at protected sites (RAMS).

4. Assessment

- 4.1 The table below sets out a summary of the proposed policies within the pre-submission draft Acle Neighbourhood Plan Review and provides an assessment as to whether there is likely to be a significant impact from these policies on the EU designated site.
- 4.2 This assessment has been carried out in relation to the proposed draft policies of the Neighbourhood Plan Review, produced in September 2025.

Acle Draft NP Review Policy	Analysis	Likely significant effect
<p>Policy ACL1: The Design of New Development</p> <p>The design of all new development in Acle should reflect the village’s local distinctiveness and identity and seek to enhance the quality the built environment and Acle’s overall character.</p> <p>Proposals for new development, including residential and non-residential development should be of a high standard of design and have regard to the guidance set out in the Acle Parish Design Guidance and Codes 2025.</p> <p>Development proposals should make reference to the relevant Character Area analysis alongside the guidance and codes to have a better understanding of Acle context. This applies to larger-scale development and small-scale development such as infill and extensions.</p> <p>Proposals for new housing development, as appropriate to the scale of development proposed, should pay careful attention to the following design elements.</p> <p>(DETAILED CRITERIA to be inserted)</p> <ol style="list-style-type: none"> 1. Context and pattern of development 2. Vernacular and materials 	<p>This policy looks to influence the design of development and to preserve the village’s local distinctiveness and identity. This is a generic development management policy and, as such, it is not expected to have any significant effects on EU designated sites.</p>	<p>No likely significant effect</p>

<p>Policy ACL2: New Housing in Acle</p> <p>The location of new housing in Acle</p> <p>The focus for new development in Acle over the plan period will be within the adopted settlement boundary, within specific allocations made in the Greater Norwich Local Plan.</p> <p>New housing development should be located where it can best integrate with existing development and benefit from proximity to the existing community facilities.</p> <p>Within the settlement boundary, proposals for small windfall and infill sites consisting of individual dwellings or small groups of dwellings will only be supported where they are well related to the existing built-up area, where their development would enhance its form, character and setting and where safe pedestrian and cycle connections to existing community facilities can be provided.</p> <p>The mix of new housing in Acle</p> <p>Proposals for new housing should seek to meet local needs (both current and future).</p> <p>Size</p> <p>Where new housing is to be provided, the focus should be on mid-sized 3 bedroomed dwellings, as both affordable and open market dwellings, which retains the current range and mix of housing available and maintains a balanced and inclusive community.</p> <p>Affordable Housing</p> <p>Where affordable housing is to be provided, as part of a mixed development site, this should be delivered as a minimum of 1/3 of the total units on the site or in line with the relevant Adopted Local Plan policy, whichever is higher. The affordable units should be fully integrated with the open market housing and ‘pepper-potted’ around the site.</p> <p>The mix of affordable housing should be provided in line with the recommendations of the Acle Housing Needs Assessment⁹ (or successor document) which currently recommends the following mix:</p> <ul style="list-style-type: none"> a. 60% as social/affordable rent b. 40% affordable routes to home ownership 	<p>This policy looks to influence the location of new housing developments within the adopted settlement boundary to allow for better integration with the existing development and access to facilities. The policy has also identified the housing size need and highlights the need to provide specialist housing. In addition, the policy identifies the affordable housing mix as per the Acle Housing Needs Assessment whilst also supporting use of annexes and ancillary accommodation to provide care which allows people to remain in their own homes for longer. In all, this is a generic development management policy and, as such, it is not expected to have any significant effects on EU designated sites.</p>	<p>No likely significant effect</p>
---	--	-------------------------------------

<p>Priority for affordable housing should be given to those who can prove a local connection to Acle parish.</p> <p>Specialist housing</p> <p>New development should provide for a mix of housing type including those that can be adapted to meet the needs of older people, people with disabilities or limited mobility, such as bungalows.</p> <p>In accordance with Adopted Local Plan policy, at least 20% of new homes on major11 developments should meet Building Regulations M4 (2) standards of adaptability and accessibility.</p> <p>Annexes and ancillary accommodation</p> <p>Where a need for an annexe or ancillary accommodation is established, and care can be provided which allows for people to remain in their own homes for longer, this will be supported in principle, subject to compliance with other policies in this plan.</p>		<p><i>(As above)</i></p>
---	--	--------------------------

<p>Policy ACL3: Residential Car parking</p> <p>New residential developments should not be visually dominated by the car and sufficient and safe parking should be provided to meet the needs of the development.</p> <p>Design</p> <p>Householder parking should be provided on plot for new residential developments. Where garages, under-croft parking or car ports are to be provided, they should be of sufficient dimensions to allow access and egress from the vehicle and provision should also be made for electric charging facilities.</p> <p>All forms of parking areas should be designed to minimise the visual impact of the car on the street scene and the amenity of residents. Parking associated with new dwellings should be well connected, not divorced from the dwelling, and appropriately lit to allow natural surveillance and safety.</p> <p>Communal and visitor parking areas should be well landscaped to ensure their physical and physical integration into the wider development, whilst ensuring this does not impact upon access for emergency, service or delivery vehicles, pedestrians and cyclists or adversely affect traffic flow.</p> <p>New roads should be designed to adoptable standards and to safely accommodate unallocated on-street parking.</p> <p>Parking Provision</p> <p>The quantity of parking should be provided in accordance with Norfolk County Council Parking Guidelines 2022 as a minimum. For residential dwellings this should be consistent with the size of the dwelling, as follows:</p> <ul style="list-style-type: none"> a. 1 bedroom unit – 1 space b. 2-3 bedroom unit – 2 spaces c. 4 +bedroom unit – 3 spaces <p>Visitor parking should also be provided at a minimum of one space per 5 new dwellings.</p> <p>See also Acle Design Guidance and Codes 2025</p>	<p>This policy looks to ensure the provision of car parking facilities as of a high quality design and are designed to ensure ease of use and encourage safety. The policy also encourages parking areas that are well integrated into the development. The policy sets out minimum parking spaces requirements for different sized dwellings and minimum requirements for visitor parking. This is a generic development management policy and, as such, it is not expected to have any significant effects on EU designated sites.</p>	<p>No likely significant effect</p>
--	--	-------------------------------------

<p>Policy ACL4: Village centre</p> <p>Within the village centre, (as defined in the Adopted Greater Norwich Local Plan), proposals will be supported which contribute to achieving a vibrant and viable village centre comprising a mix of retail, service sector, business, hospitality, tourist, cultural and residential uses.</p> <p>Development proposals which would assist with the diversification and retention of existing retail uses within the village centre will be supported. The retention of existing retail uses and ‘active frontages’ within the centre will be encouraged.</p> <p>Proposals for residential development at first floor level above existing retail uses e.g. ‘living over the shop’ will be supported.</p> <p>Proposals in the village centre will be expected to be of a high quality design consistent with Policy ACL1. Proposals within the village centre should be designed with an emphasis on improving public realm, creating social and community spaces whilst contributing to enhancing the visual appearance of the area through the provision of high quality public realm, street furniture and signage.</p> <p>See also Acle Design Guidance and Codes 2025</p>	<p>This policy looks to develop a thriving and viable village centre by promoting mixed uses within the village centre whilst also supporting creation of residential properties on the first floor of commercial units. The policy also emphasises the need for high quality design which improves the visual appearance within the village centre whilst improving public realm, creating social and community spaces. This is a generic development management policy and, as such, it is not expected to have any significant effects on EU designated sites.</p>	<p>No likely significant effect</p>
--	---	-------------------------------------

<p>Policy ACL5: Mixed Uses and Brownfield Land</p> <p>Proposals for the mixed use or redevelopment or re-use of underused or vacant brownfield land will be supported where:</p> <ul style="list-style-type: none"> a. The site is located either within or adjacent to the village centre, b. The proposal includes a mix of uses such as office or business uses, tourist facilities or accommodation, cultural, retail or commercial uses. c. Any housing proposed is ancillary to the other proposed uses on the site or includes live/work units. d. Appropriate safe vehicular access to and from the site can be achieved. e. Sufficient off-street parking to serve the proposed uses can be provided on the site. f. The proposal provides safe pedestrian and cycle connections to the village centre and other important community facilities. g. The proposed mix of uses will not cause adverse impacts on the amenity of adjoining users. h. The proposal will provide a visual enhancement to the character of the area. <p>Where the proposed development site is located within or immediately adjacent to the village centre and has a site frontage to either Norwich Road, The Street, New Road, Old Road and Reedham Road, retail uses, including food retail, will be encouraged on the site frontage. Other uses such as parking, employment and housing, either behind or above, will be supported where they would maintain or improve the vitality and viability of the village centre.</p> <p>See also Acle Design Guidance and Codes 2025</p>	<p>The policy looks to support the development of mixed uses and redevelopment of brownfield land specifically within the village centre. The policy also ensures that housing development is supported as ancillary to other uses such as office or business uses, tourist facilities or accommodation, cultural, retail or commercial uses. Consideration of transport needs for access and egress, parking and pedestrian and cycle connections is required by the policy. The policy also requires that proposals do not have an adverse impact on neighbouring amenity but contributes to visually enhancing the character of the area. The policy would also promote protecting the street frontage within the village centre. It is considered that this is a generic development management policy and, as such, it is not expected to have any significant effects on EU designated sites.</p>	<p>No likely significant effect</p>
--	---	-------------------------------------

<p>Policy ACL6: Acle Bridge Improvements</p> <p>The area at Acle Bridge (shown on Map X) shall be safeguarded for high quality leisure and tourism uses, including food and drink premises, marinas and moorings which are consistent with its location in the Broads, (an internationally important wetland and nationally protected landscape).</p> <p>Proposals for improvements to the facilities in the area should seek to create a high quality visual gateway to the village. This would include improvements to the environment, access road, public realm, interpretation and signage promoting footpath and cycle links to Acle village which support wellbeing and tourism.</p> <p>Any development proposals should refer to Policy DM2 of the Broads Local Plan (2019) and to appropriate national and local technical guidance regarding flood risk which will be used to assess the suitability of proposals in this area.</p> <p>Any new development should respect the setting of the St Mary’s Priory scheduled monument which is located on adjacent land.</p> <p>Where appropriate archaeological investigations may be required as part of any work in this area.</p>	<p>The policy looks to safeguard Acle Bridge for high quality leisure and tourism uses, including food and drink premises, marinas and moorings. The policy is supportive of proposals that improve the facilities in the area resulting in a high quality visual gateway to the village. The policy also considers the risk from flooding and seeks to protect and respect heritage assets. This is a generic development management policy and, as such, it is not expected to have any significant effects on EU designated sites. If a proposal was submitted that would result in higher use of the site, a project level HRA may be required to assess the impact.</p>	<p>No likely significant effect</p>
---	--	-------------------------------------

<p>Policy ACL7: Education Provision</p> <p>Acle Academy Proposals for the enhancement and extension of Acle Academy within its existing site, including the provision of new high quality sports facilities for students and the wider community, will be supported.</p> <p>The design and layout of proposals for new housing on the sites allocated in the Greater Norwich Local Plan which are adjacent to the Acle Academy – that is sites ACL1,GNLP0378R and GNLP2139R: (Land west of Acle, north of Norwich Road, south of South Walsham Road) should ensure that they do not compromise any future expansion of the academy or any future proposals involving the co-location or consolidation of the Academy with the primary school and the pre-school, which may be required to accommodate the planned levels of new growth.</p> <p>The development of allocated sites should be aided by a strategic masterplan, produced through community collaboration, which guides the development of the sites in a comprehensive manner to ensure the safeguarding of land for education uses.</p> <p>Developers of these sites will be expected to liaise with Acle Academy, Acle Primary School and Acle Pre-School to ensure the schools’ potential future growth needs will not be compromised.</p> <p>Primary and Pre-School Provision</p> <p>Proposals which would result in the provision of enhanced and multi-purpose buildings/spaces will be supported where these allow for physical and social integration with the existing primary school, in order to create an improved learning environment.</p>	<p>This policy looks to safeguard future growth at Acle Academy by ensuring that allocated sites which are adjacent to the school do not compromise future expansion or any future proposals involving the co-location or consolidation of the Academy with the primary school and the pre-school, which may be required to accommodate the planned levels of new growth. The policy supports provision of high quality sports facilities which can be used by students and the wider community. This is a generic development management policy and, as such, it is not expected to have any significant effects on EU designated sites.</p>	<p>No likely significant effect</p>
---	---	-------------------------------------

<p>Policy ACL8: Improving Health, Accessibility and Connectivity</p> <p>Proposals which would contribute to making the parish safer and more accessible for residents, including pedestrians and cyclists, and would contribute to the health and wellbeing of residents, will be supported.</p> <p>All new development should create opportunities to encourage the use of sustainable transport through the provision of public transport infrastructure such as bus stops and shelters. Pedestrian and cycle connections should be provided, both within the site, and also linking the site to the existing network to create continuous footway links, in particular where these link to schools, public transport, community facilities and recreational spaces.</p> <p>This will be achieved by :</p> <ol style="list-style-type: none"> a. Providing safe, attractive and convenient pedestrian routes, cycle ways and bridleways. Routes must follow “desire lines” and link with potential destinations, particularly bus stops, schools, the village centre, community facilities, and access to the countryside. b. Providing crossing points at the intersection with roads to enable safe passage for pedestrians and cyclists within Acle. c. Ensuring footways, crossing points and parking bays are designed to safely accommodate the needs of people with mobility difficulties or pushchairs. d. Ensuring that footways, crossing points and parking bays are designed with adequate drainage to prevent creating areas of standing surface water: <p>New Routes and Connections</p> <p>This Neighbourhood Plan provides support, in principle, for the following new routes</p> <ol style="list-style-type: none"> i. Connections between Leffins Lane and the village centre ii. New pedestrian route between The Windle and North Burlingham (and on to Lingwood) via the former A47 layby. iii. New connection between South Walsham Road and Mill Lane track. iv. Improved connections between the Village Centre and Acle Bridge v. Improved connections between the Village Centre and the railway station. vi. Improved routes from Acle to Upton and Fishley. vii. Connection between Acle and Moulton St Mary 	<p>The policy supports developments which are going to contribute to making the village safer and improve accessibility whilst contributing to health and wellbeing. The policy also highlights support for developments which encourage use of sustainable transport. A number of existing routes and connections which need improving have been identified. The policy also highlights the need to ensure rights of way are considered and minimising impact through providing diversions and new routes. This is a generic development management policy and, as such, it is not expected to have any significant effects on EU designated sites. Any proposals related to new connections may require a project level HRA to assess any potential impact.</p>	<p>No likely significant effect</p>
--	---	-------------------------------------

<p>viii. Connection between Acle and Beighton</p> <p>Existing Public Rights of Way</p> <p>Development which is likely to affect an existing Public Right of Way must take its route into account and incorporate it into the scheme. Where Public Rights of Way are impacted, appropriate diversions or new routes should be provided that are more, or at least equally, safe, accessible, and convenient for users.</p>		<p><i>As above</i></p>
--	--	------------------------

<p>Policy New ACL9: Floodrisk</p> <p>All new development should be directed away from areas at risk of flooding from the river, the Broads and other waterways.</p> <p>New development should not create new, or exacerbate existing, surface water flooding issues and should take into account the known and expected impacts of climate change.</p> <p>New development will be expected to demonstrate how it can mitigate its own flooding and drainage impacts, avoid the increase of flooding elsewhere and seek to achieve lower than greenfield runoff rates. All proposals for new development within the Neighbourhood Plan area must take account of the advice and guidance on surface water drainage and the mitigation of flood risk obtainable from Norfolk County Council (as Lead Local Flood Authority) and the relevant Internal Drainage Board (as statutory Drainage Board for the Plan area).</p> <p>Sustainable Drainage Systems (SuDS)</p> <p>All new development is required to use proportional and appropriate sustainable drainage methods (for example, drainage lagoons), wetland and water features to prevent localised flooding, protect against pollution (particularly in proximity to The Broads) and provide wider amenity, recreational and biodiversity benefits.</p> <p>Where SUDs are proposed they should be :</p> <ul style="list-style-type: none"> a. well designed to ensure that they are integrated into the landscape and, if located at the entrance to the development, care should be taken over their visual appearance, with planting of native species to reduce flooding, where appropriate. b. sensitively and safely located within new developments, for example away from children’s play areas. c. excluded from the open space calculation for the site, unless it can be practically and safely used for recreation in its own right. <p>See also Acle Design Guidance and Codes 2025</p>	<p>This policy seeks to ensure that new development is located away from areas of high flood risk. The policy ensures that development does not create new, or exacerbate existing, surface water flooding issues. The policy requires that development is designed with appropriate mitigation and does not increase the flood risk elsewhere. The policy supports the use of SuDS as a measure to reduce flooding. This is a generic development management policy and, as such, it is not expected to have any significant effects on EU designated sites.</p>	<p>No likely significant effect</p>
---	---	-------------------------------------

<p>Policy ACL10: Light pollution and Dark Skies</p> <p>Development proposals which include new lighting must take account of Acle’s proximity to the Broads and the area’s intrinsically dark skies.</p> <p>New street-lighting should not be located at the edge of the settlement. Both residential and commercial lighting may be provided where necessary for security or safety but must be designed to minimise the impact on dark skies and the environment by having minimal light spillage, using downlighting, LED bulbs and restricting hours of lighting (for example through the use of motion detectors and timers). Within the domestic curtilage of new dwellings located on the edge of a development outward facing lights are discouraged.</p> <p>Proposals including lighting likely to cause disturbance or risk to nocturnal wildlife should seek to reduce and mitigate such disturbance or risk.</p> <p>Development proposals should demonstrate compliance with best practice guidance for avoiding artificial lighting impacts on bats and other wildlife species through avoiding the use of blue lighting. Where lighting cannot be avoided altogether in proposals then it must be designed to avoid light spill onto wildlife roosts, foraging habitat, and commuting routes for bats, birds, and other species.</p> <p>Proposals including prominent lighting visible from the surrounding protected landscape will not be supported, unless it can be demonstrated that such lighting is required in the interests of safety and security.</p> <p>See also Acle Design Guidance and Codes 2025</p>	<p>The policy seeks to minimise the amount of light pollution by influencing the location of new street lighting. The policy also seeks to ensure lighting used during restricted hours through using motion detection discouraging use of outward facing lights within residential curtilage. This is a generic development management policy and, as such, it is not expected to have any significant effects on EU designated sites.</p>	<p>No likely significant effect</p>
---	---	-------------------------------------

<p>Policy ACL11 New and existing green spaces</p> <p>Local Green Spaces</p> <p>The Neighbourhood Plan designates the following as Local Green Spaces:</p> <ol style="list-style-type: none"> 1. Daisy Way Estate - Play Area and surrounding green space 2. Daisy Way Estate - Gated seating area 3. Daisy Way Estate – Visibility Splays at Leffins Lane junction 4. Railway Footpaths – 2 x Pedestrian access routes from Reedham Road to Great Yarmouth and Norwich platforms 5. Jolly's Lane – Roadside verges 6. The Green 7. Mill Lane - Green space to rear of Acle Academy 8. Mill Lane - Footpath leading to Jubilee Woods 9. Mill Lane – Visibility Splays at Glebe Road junction 10. Mill Lane - Green space beside sheltered housing bungalows 11. Mill Crescent – Roadside verges 12. Glover Road Estate - Attenuation lagoons 13. Glover Road Estate – Visibility Splays at Norwich Road junction 14. Glover Road Estate – Green space along the footpath linking to Mill Lane 15. Glover Road Estate – Central open green 16. Glover Road Estate - Play Area 17. Leffins Lane - Land west of Norwich Road mini-roundabout 18. St Peters Avenue – Visibility Splays at Norwich Road junction 19. Land west of Norwich Road (adjacent to Acle Garden Machinery) 20. Land south of Acle Garden Machinery 21. Old Track to Railway 22. Beighton Road - Play Area 	<p>This policy seeks to designate a series of sites as Local Green Spaces for special protection. Although this policy is site specific, it does not encourage development nor does it mean additional access is promoted and instead relates to the protection of these areas. On this basis, it is not expected to have any significant detrimental effects on EU designated sites</p>	<p>No likely significant effect</p>
--	--	-------------------------------------

<p>23. Market Manor Estate – Pavement-side green verge to the left at the estate entrance</p> <p>24. New Close – Central open green within cul-de-sac</p> <p>25. New Road – Visibility Splays at New Close junction</p> <p>26. New Road – Visibility Splays at Broadland Way junction</p> <p>27. New Road – Pavement-side green verge opposite the Chip Shop</p> <p>28. New Road – Visibility Splays at Fuel Station junction</p> <p>29. New Road – Visibility Splays at A47 junction of roundabout</p> <p>30. New Road – Visibility Splays at A1064 junction of roundabout</p> <p>31. Hermitage Close – Visibility Splays at A1064 junction</p> <p>32. Old Road – Visibility Splays on A1064 junction (including green space with established trees)</p> <p>33. Jubilee Woods</p> <p>34. Roman Wood</p> <p>35. Farrow’s Wood</p> <p>These Local Green Spaces will receive special protection in accordance with national policy.</p> <p>New green spaces</p> <p>Proposals for new housing development should include quality outdoor green amenity space. Where new developments provide elements of green infrastructure (such as open space, natural green space, recreational areas, allotments, community woodland and orchards) these should be located where they can best serve the needs of both the new development and the existing community. New green spaces should be safe, secure, and accessible.</p> <p>Appropriately sized informal amenity areas, play areas and natural features should be provided for developments should be phased to occur every 25 dwellings.</p> <p>See also Acle Design Guidance and Codes 2025</p>		<p><i>As above</i></p>
--	--	------------------------

<p>Policy ACL12: Biodiversity and Ecological Corridors</p> <p>All development proposals will be expected to protect, improve and enhance existing ecological networks, wildlife corridors and priority species in the parish.</p> <p>Using national policy guidance and DEFRA metrics, development proposals will be expected to provide a minimum of 10 per cent net gain in biodiversity. Encouragement is given for a 20 per cent net gain where this can be satisfactorily achieved.</p> <p>Net gains should be achieved through the creation of new, and the restoration and enhancement of existing natural habitats, such as:</p> <ul style="list-style-type: none"> a. the planting of additional trees and hedgerows, b. the creation of new ponds, restoration of former ponds, c. the restoration, connection and repair of existing fragmented biodiversity networks, and d. the creation of new wildlife corridors and habitat areas. <p>Net gain should preferably be achieved on site but where off site net gain can be justified in line with national policy, this should be preferably located elsewhere in the parish, consistent with the relevant Nature Recovery Strategy.</p> <p>Priorities for biodiversity net gain and enhancement within the parish include the existing strategic tree belts and green corridors which will be protected, extended and linked to other existing tree belts, creating circular routes and ecological routes for wildlife within the parish.</p> <p>Any development site which contains tree belts should facilitate access to and through them with footpaths and cycleways, as appropriate, for both wildlife and people to connect with open spaces, the Broads and the surrounding countryside, wherever possible, in order to maintain and enhance the rural character.</p> <p>Development proposals should conform to the mitigation hierarchy and seek to retain existing features and avoid loss or damage to biodiversity. Development proposals should seek to retain mature or significant trees, groups of trees, orchards, hedgerows and woodland to sustain the rural character of Acle.</p> <p>Trees and hedges</p> <p>Development that damages or results in the loss of ancient trees or hedges, trees with a veteran feature or trees with a good aboricultural or amenity value</p>	<p>The policy also looks to reflect and reinforce biodiversity net gain requirements and enhance green corridors and other natural assets within the neighbourhood area. It is a development management policy and is not expected to have any significant effects on EU designated sites.</p>	<p>No likely significant effect</p>
---	--	-------------------------------------

<p>will not be supported unless it can justified by a professionally prepared tree survey and aboricultural statement.</p> <p>Where loss or damage to trees or hedges is unavoidable, the benefits of the development must clearly outweigh the impacts, and the development shall provide for mitigation in the form of equivalent or better replacement or replanting or appropriate natural feature on site before offsetting elsewhere within the parish will be considered. Off-site biodiversity enhancements should be directed to areas identified in any Local Nature Recovery Strategy within the parish.</p> <p>New tree and hedge planting should be of a scale, location and type which adds value, and with a view to optimising benefits to wildlife with long-term management plans included within proposals.</p> <p>Planting plans should take account of the expected eventual size of the tree or hedge including future shading, water requirements, the impact of root growth, and leaf fall on surrounding features such as buildings, pavements and car parking areas and the relationship with surrounding buildings.</p> <p>Species selection should take into account the changing climate and tree disease and seek to include a mix of native and climate-resilient species whilst avoiding invasive species.</p> <p>Wildlife measures</p> <p>Proposals for new buildings (including non-residential development) should incorporate measures to protect and enhance wildlife species including the incorporation of wildlife friendly measures such as green roofs, swift bricks, hedgehog access gaps and insect bricks, new garden hedgerows and trees which include a variety of nectar and pollen producing plants which are in flower across the seasons.</p> <p>See also Acle Design Guidance and Codes</p>		<p><i>As above</i></p>
--	--	------------------------

<p>Policy ACL13: Landscape and Important Views</p> <p>Proposals should be accompanied by a statement, appropriate to the scale of the proposal, which demonstrates how the view has been taken into consideration. Any proposal that would have a significant adverse impact on the landscape or character of the view concerned will not be supported.</p> <p>The following views are considered particularly important:</p> <ol style="list-style-type: none"> 1. View along the Mill Lane track from west of the Acle Academy 2. View from the sundial in Jubilee Wood east towards Acle 3. View from Jolly’s Lane looking north 4. View from Jolly’s Lane looking south 5. View from Bensley Close towards Fishley Church 6. View from Reedham Road going north into Acle, 7. Views both east and west across marshes from allotments and Roman Wood 8. View from riverside footpath towards Acle bridge 9. Views from new cemetery site <p>New settlement edges</p> <p>Where new edges to the settlement of Acle are to be created by new development, these should reflect the characteristics of the specific landscape character type in which they are located and maintain and enable a rural feel, whilst providing for views and vistas over the surrounding countryside and The Broads.</p>	<p>The policy looks to protect important local views and highlights that proposal that would have a significant adverse impact on the landscape or character of the view concerned will not be supported. This is a generic development management policy and, as such, it is not expected to have any significant effects on EU designated sites.</p>	<p>No likely significant effect</p>
---	--	-------------------------------------

<p>Policy ACL14: Responding to Climate Change</p> <p>Proposals for new developments in Acle should seek to reduce greenhouse gas emissions from all development types, promote renewable and low-carbon energy infrastructure and enhance climate resilience through sustainable design and nature-based solutions.</p> <p>Where new development is proposed, (residential, agricultural and industrial buildings), provision should be made for the incorporation of low carbon/sustainability measures such as encouraging ground/air source heat pumps, roof mounted solar panels and water management measures. Where planning permission is required for the retrofitting of energy efficiency and low carbon measures to existing buildings, both residential and non-residential, these will be supported in principle.</p> <p>Large-Scale Energy Developments</p> <p>Where large-scale renewable or other energy developments are proposed (including associated development such as cables, fencing, overhead wires, ancillary buildings etc), these will only be supported where the proposal:</p> <ul style="list-style-type: none"> a. Would not have an adverse impact upon biodiversity interests including nationally, internationally or locally designated sites or protected habitats and species and the proposal would contribute to a measurable net gain in biodiversity in accordance with Policy ACL12, b. Is located outside of The Broads nationally protected landscape and would not have an adverse impact upon the landscape character of the parish more generally, c. Is located outside of the views identified in Policy ACL13 d. Would not adversely impact upon the heritage significance of the Halvergate Conservation Area, other designated assets or Non- Designated Heritage Assets as identified in Policy ACL15, e. Would not have adverse impacts upon residential amenity in terms of noise, glare or dust, 	<p>This policy seeks to reduce the amount of greenhouse gas emissions from all development types and promote renewable and low carbon energy sources. The policy requires that new development has incorporated low carbon or sustainability measures such as encouraging ground/air source heat pumps, roof mounted solar panels and water management measures. The policy supports retrofitting of energy efficiency and low carbon measures.</p> <p>The policy also supports large scale energy developments subject to meeting the criteria outlined by policy.</p> <p>Fire breaks are supported by the policy to mitigate the risk of large spread of a fire outbreak. This is a generic development management policy and, as such, it is not expected to have any significant effects on EU designated sites.</p>	<p>No likely significant effect</p>
--	--	-------------------------------------

<p>f. Can be safely accessed form the highway without detriment to the above criteria.</p> <p>Fire breaks</p> <p>Where the site boundary of a new development is between</p> <p>(a) residential housing or commercial/communal buildings and</p> <p>(b) agricultural land, then a Fire Risk Assessment should be undertaken which takes into account the provision of suitable areas of land within the proposed development to be used as fire breaks.</p> <p>Such areas would act as a buffer between agricultural land and new development in the event of an agricultural fire. Fire breaks should be a minimum of (15m in width) and may include bunds, tree planting, green screens, sustainable drainage schemes, water features and separation distances which should be incorporated into phases of development.</p> <p>See also Acle Design Guidance and Codes</p>		<p><i>As above</i></p>
---	--	------------------------

<p>New ACL15: Heritage</p> <p>Non-Designated Heritage Assets</p> <p>The following have been identified by the Broads Authority as Non-Designated Heritage Assets and are included on their Local List:</p> <ol style="list-style-type: none"> 1. Bridge Stores, Waterside Chalet 2. Charlies Waters Drainage Mill. <p>Proposals for the alteration or extension of buildings or structures which could potentially fall into the following categories should be designed take into account the effect of the proposal on the buildings heritage significance and contribution to local character:</p> <ol style="list-style-type: none"> a. WWII Buildings and Structures b. Traditional Shopfronts in the village centre c. Residential Villas at the entrance to the village centre or at Damgate Lane <p>Halvergate Conservation Area</p> <p>Development proposals which may affect the character, significance and setting of the Halvergate Conservation Area, including any archaeological assets, will be considered carefully. The impact of proposals on the significance of the Conservation Area, the contribution made to its setting and the wider landscape, views into, within and out of the Conservation Area will be assessed.</p> <p>Any proposals would need to demonstrate a clear understanding of the significance of the designated heritage asset (Halvergate Conservation Area) and of the wider context in which the heritage asset sits, whilst providing clear justification, in a heritage statement, for any harm to its significance.</p>	<p>This policy identifies several non-designated heritage assets for protection as part of the Neighbourhood Plan. The policy also highlights the need for careful design consideration when proposals would have an impact on buildings which have historic significance and contribute to the local character as well as have regard of the conservation area. It is not expected this would have any significant effects on EU designated sites.</p>	<p>No likely significant effect</p>
---	---	-------------------------------------

<p>Policy ACL16: Cemetery Provision</p> <p>Where a need for new cemetery provision is established in Acle, proposals for a new cemetery which meet the following criteria will be supported:</p> <ol style="list-style-type: none"> 1. The proposal meets an identified need for new cemetery provision and is of sufficient size and scale to meet the identified need. 2. The proposed location is outside of any known areas of archaeological importance and an archaeological evaluation/assessment of the site is undertaken prior to permission being granted. 3. The site is located outside of any areas of floodrisk including areas of surface water flooding. 4. The proposal is supported by a groundwater protection risk assessment in accordance with Environment Agency Guidance: Assessing Groundwater Pollution for Cemetery Developments (or successor document or advice). 5. The proposal can be integrated into the wider surroundings by a landscaping scheme, including boundary hedge and tree planting. 6. The proposal is supported by a management plan that addresses how the site will be managed to benefit biodiversity. 7. The proposal is designed to minimise light pollution in accordance with Policy ACL10 above. 	<p>The policy supports proposals of a new cemetery. The policy outlines a criteria outlining requirements to be satisfied for a proposal to be supported. It is not expected this would have any significant effects on EU designated sites.</p>	<p>No likely significant effect</p>
--	--	-------------------------------------

5. Conclusion

- 5.1 The screening assessment suggests that there will be no likely significant effect of the proposed Acle Neighbourhood Plan Review on European designated sites, and therefore that a full Appropriate Assessment is not required.
- 5.2 None of the proposed policies within the draft Neighbourhood Plan Review allocates any sites for future development in the parish. The majority of the policies are development management policies that seek to shape and influence future proposals. Those policies that do relate to specific sites are those that seek to protect or enhance key environmental, heritage, recreation or other amenity features.
- 5.3 The Acle neighbourhood area contains three overlapping European designations. These relate to the Broads wetland complex, which extends into Acle and which accounts for more than a third of the parish, by area. Any Neighbourhood Plan should take full account of potential impacts on these designations, and the draft policies appear to demonstrate no adverse effects.
- 5.3 This screening assessment has been performed in relation to the draft version of the updated Neighbourhood Plan policies, which are intended to be subject to Reg. 14 pre-submission consultation. Once the final draft of the updated Neighbourhood Plan is submitted to Broadland District Council and the Broads Authority, the local planning authorities (LPAs) will review the policies therein to see if there have been any significant changes. If so, then the LPAs may decide to update this assessment at that time.
- 5.4 This assessment report has been sent to Natural England for comments, as the appropriate nature conservation body specified by the Conservation of Habitats and Species Regulations 2017. The response from Natural England, dated 5th December 2025, is that the organisation agrees there is not likely to be any significant effect from the proposed policies within the Neighbourhood Plan on European designated sites. The response letter is included as Appendix 3 to this report.

Appendix 1: Maps showing European Designated Sites in relation to Acle

(Source: Magic Map [Magic Map Application](#) October 2025)

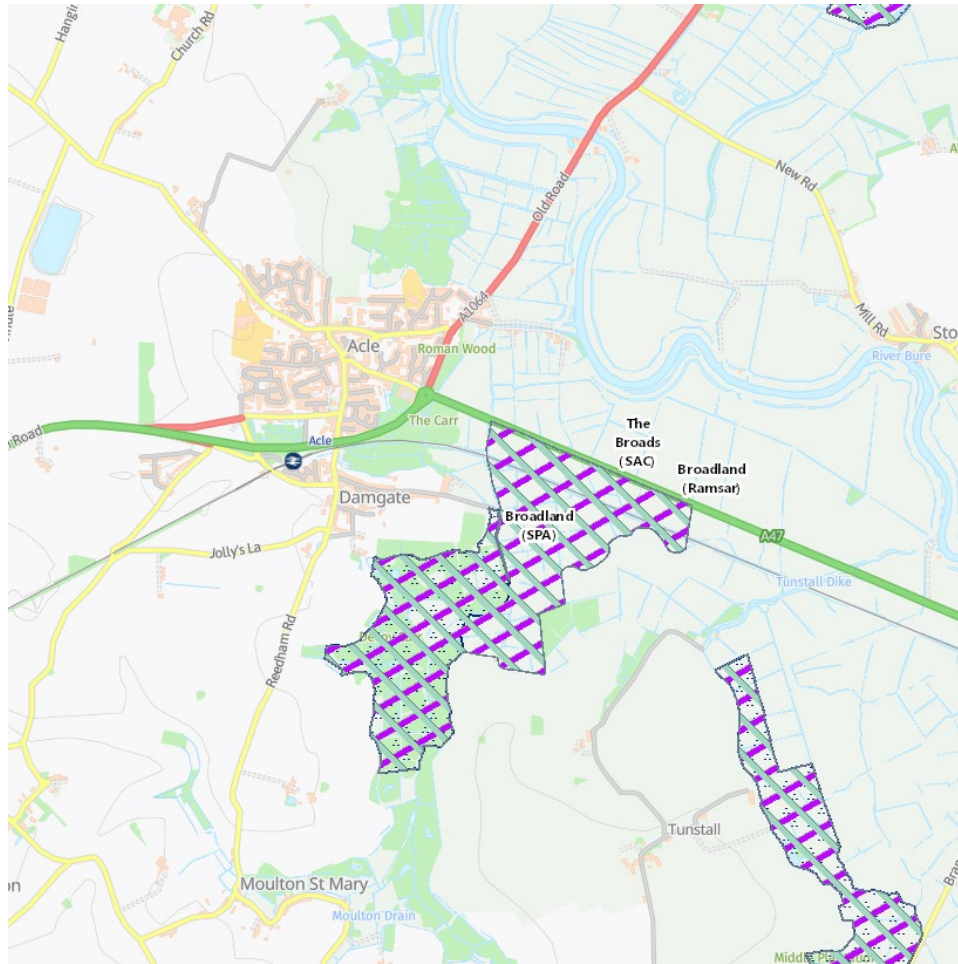


Figure 1: Map showing European Designated Sites in relation to Acle

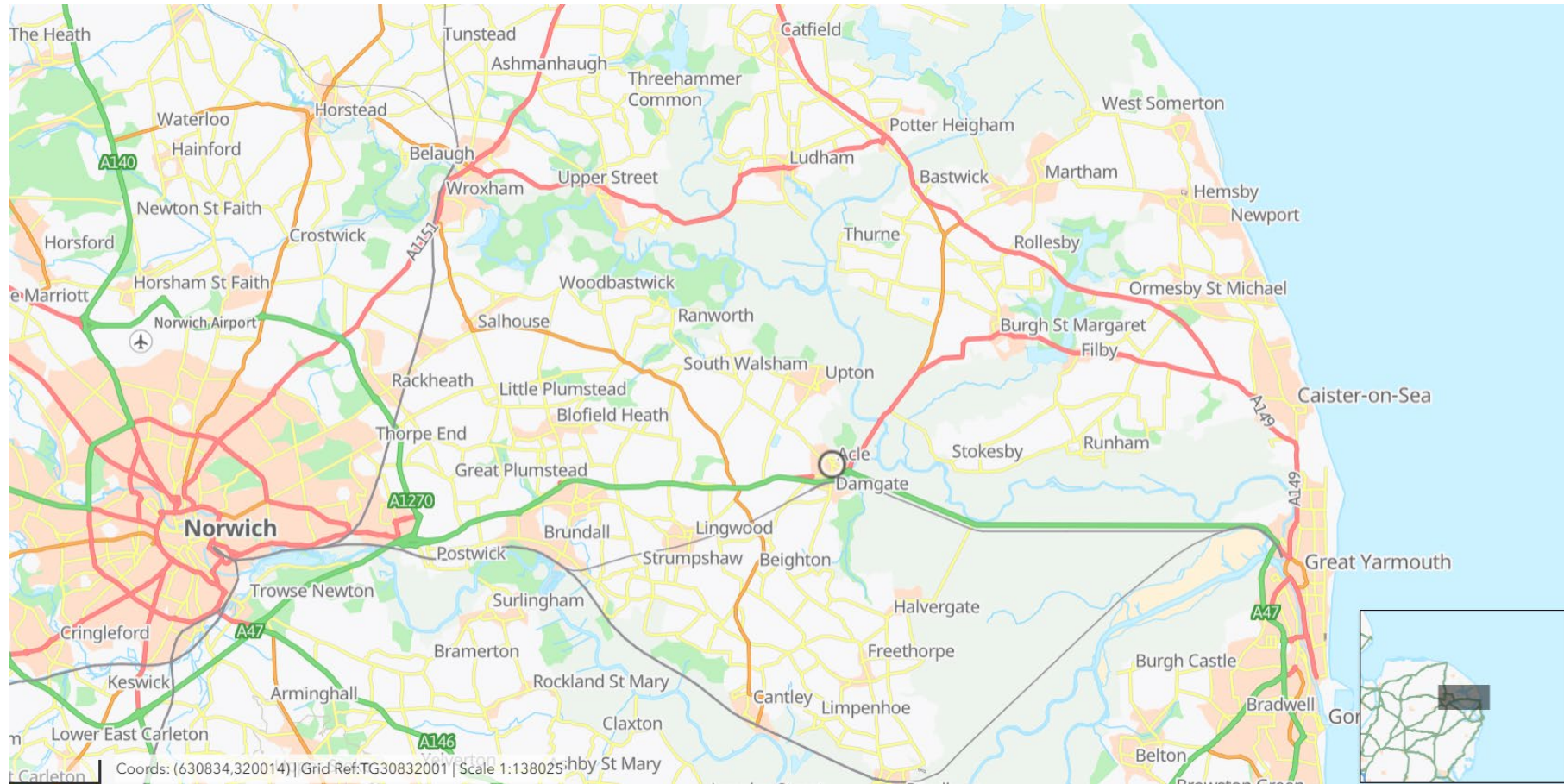


Figure 2: Map showing position of Acle in relation to Norwich.

Appendix 2: Details of relevant European Sites

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

The Broads SAC/ Broadland SPA, Ramsar

Site description summary

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

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

SAC qualifying features

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

SPA qualifying features

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

Ramsar qualifying features

- H7210 Calcareous fens with Cladium mariscus and species of the Caricion davallianae Calciumrich fen dominated by great fen sedge (saw sedge).

- H7230 Alkaline fens Calcium-rich springwater-fed fens.
- H91E0 Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (Alno- Padion, *Alnion incanae*, *Salicion albae*) Alder woodland on floodplains, and the Annex II species
- S1016 *Vertigo moulinsiana* (Desmoulin's whorl snail)
- S1355 *Lutra lutra* (Eurasian Otter)
- S1903 *Liparis loeselii* Fen Orchid
- *Cygnus columbianus bewickii*, NW Europe (Tundra (Bewick's) Swan)
- *Anas penelope* (Eurasian Wigeon)
- *Anas strepera strepera* (Gadwall)
- *Anas clypeata* (Shoveler)

Relevant Component SSSI/s for the Neighbourhood Area

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

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

SAC Conservation Objectives

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

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

SPA Conservation Objectives

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

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

Appendix 3 : Natural England Response to Consultation

Date: 05 December 2025
 Our ref: 532897
 Your ref: Acle Neighbourhood Plan

Ms Vicky West
 South Norfolk & Broadland Councils

BY EMAIL ONLY
neighbourhoodplans@southnorfolkandbroadland.gov.uk



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

T 0300 060 3900

Dear Ms West

Acle Neighbourhood Plan Review - SEA & HRA Screening Consultation

Thank you for your consultation on the above dated and received by Natural England on 30 October 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

It is Natural England's advice, on the basis of the material supplied with the consultation, that:

- significant effects on statutorily designated nature conservation sites or landscapes are unlikely; and,
- significant effects on Habitats sites¹, either alone or in combination, are unlikely.

The proposed neighbourhood plan is unlikely to significantly affect any Site of Special Scientific Interest (SSSI), Marine Conservation Zone (MCZ), Special Areas of Conservation (SAC), Special Protection areas (SPA), Ramsar wetland or sites in the process of becoming SACs or SPAs ('candidate SACs', 'possible SACs', 'potential SPAs') or a Ramsar wetland. The plan area is unlikely to have a significant effect on a National Park, Area of Outstanding Natural Beauty or Heritage Coast, and is unlikely to impact upon the purposes for which these areas are designated or defined.

Guidance on the assessment of Neighbourhood Plans, in line with the Environmental Assessment of Plans and Programmes Regulations 2004 is contained within the [Planning Practice Guidance](#). This identifies three triggers that may require the production of an SEA:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

Natural England does not hold information on the location of significant populations of protected

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

species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require an SEA. Further information is included in Natural England's [standing advice](#) on protected species.

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an SEA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a SEA is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If a SEA is required, Natural England must be consulted at the scoping and environmental report stages.

Please send any new consultations, or further information on this consultation to consultations@naturalengland.org.uk

Yours sincerely

Sally Wintle
Consultations Team

Appendix 4: Determination Statement

Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) - Determination Statement



Acle Neighbourhood Plan Review

This determination statement has been produced by Broadland District Council and the Broads Authority, as the "responsible authorities", to meet the requirements of Regulations 9 and 11 of the Environmental Assessment of Plans and Programmes Regulations 2004. The regulations implement European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

As the "competent authority" in respect of the Conservation of Habitat and Species Regulations 2017, Broadland District Council and the Broads Authority are also required to determine whether the proposed Neighbourhood Plan is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination). This statement also provides a determination in respect of this requirement.

SEA & HRA Screening Assessment of Acle Neighbourhood Plan Review

Acle Parish Council is in the process of preparing a Neighbourhood Plan review for the parish. Preliminary SEA and HRA Screening Assessments were undertaken for the draft version of the Neighbourhood Plan, and subsequent reports were produced in October 2025. These were preliminary draft SEA and HRA Screening Assessments, subject to consultation with the statutory environmental bodies.

Consultation with Statutory Bodies

The draft SEA and HRA Screening Reports, detailing the results of the initial screening assessment of the plan and the preliminary conclusion shared by Broadland Council, the Broads Authority and the Qualifying Body (that the plan is not likely to result in significant environmental effects and is unlikely to have significant effects on European sites), was circulated to the statutory bodies - namely the Environment Agency, Historic England and Natural England. The statutory bodies were invited to provide comments on the Screening Report within a 5 week consultation period over November / December 2025.

Responses were received from all three bodies. Details of these responses can be found in the updated SEA and HRA Screening Reports.

In summary:

- The Environment Agency supports the conclusion that a Strategic Environmental Assessment is not required.
- Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required, based on the information provided.
- Natural England supports the conclusion of the draft Strategic Environmental Assessment (SEA) Screening Report and the Habitats Regulations Assessment (HRA) Screening Report, that significant effects on statutorily designated nature conservation sites or landscapes are unlikely and that significant effects on Habitat sites, either alone or in combination, are also unlikely.

Two Councils
One Team



Conclusion

Based on the assessment undertaken in the SEA and HRA Screening Reports and the responses received from the consultation bodies, Broadland District Council and the Broads Authority consider that it is unlikely that significant environmental effects and/or significant effects on European sites will arise from implementation of the Acle Neighbourhood Plan, and therefore that a Strategic Environmental Assessment and Habitats Regulations Assessment are not required.

Broadland District Council & Broads Authority, December 2025

Two Councils
One Team

