

Acle

# Consultation Statement

To accompany the Modified Acle Neighbourhood Plan  
submission version, for examination

**May 2026**

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# 1. Introduction

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## Background and consultation requirements

- 1.1 The modified Acle Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is a modified version of the Plan for 2025-2040, and a part of the Government's current approach to planning. It draws on consultation and other evidence bases.
- 1.2 The Consultation Statement is designed to meet the requirements set out in the Neighbourhood Planning (General) Regulations 2012. This document sets out the consultation process employed in the production of the modified Acle Neighbourhood Plan. It also demonstrates how the requirements of Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied.
- 1.3 The Neighbourhood Plan Steering Group has endeavoured to ensure that the Plan reflects the desires of the local community and key stakeholders, who have been engaged in the process.
- 1.4 Part 5, Section 15(2) of the Regulations sets out that a Consultation Statement should:
  - a. *contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan [F10or neighbourhood development plan as proposed to be modified.];*
  - b. *explains how they were consulted;*
  - c. *summarises the main issues and concerns raised by the persons consulted; and*
  - d. *describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan [or neighbourhood development plan as proposed to be modified].<sup>1</sup>*

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<sup>1</sup> <https://www.legislation.gov.uk/ukxi/2012/637/part/5#commentary-key-886ff64494d5d26f8ad10b6ec068e545>

## 2. Community engagement stages

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### **The recruitment of a Steering Group**

- 2.1 Acle Parish Council agreed to undertake a review of the 2013 adopted Neighbourhood Plan on 24<sup>th</sup> June 2024, to find Neighbourhood Plan consultants and assemble a working party (Steering Group) to guide and produce the Plan. See Appendix 2 for Steering Group members.

### **Community engagement**

- 2.2 The Modified Neighbourhood Plan draws, in part, on the evidence base from the 2013 Adopted Acle Neighbourhood Plan.
- 2.3 There are 2 stages of evidence based work that were undertaken for the review of the Neighbourhood Plan. Full details can be found in Appendix 3 and 4. The names of individual respondents have been removed.

#### **Stage 1: Acle Household Survey** (*Appendix 3*)

- The Household Survey was open from early January to 14<sup>th</sup> February 2025.
- Distributed by members of the Neighbourhood Plan steering group in early 2025. The survey was also available online.
- 356 households responded out of 1316 total households (Census 2021) in Acle - a 27% response rate.
- The survey covered: housing need, distribution of new housing, design features, retaining retail in the village centre, brownfield land, heritage assets, important local landscape views, localised flooding, new rural footpaths, protection of green spaces, climate change initiatives, outdoor open space uses, community facilities, local employment opportunities, tourism.

#### **Stage 2: Pre-submission consultation on the draft Modified Neighbourhood Plan** (*Appendix 4*)

- Following approval from the Parish Council on 10<sup>th</sup> November 2025, the draft Modified Neighbourhood Plan was published for pre-submission consultation (from 22<sup>nd</sup> November 2025 to 16<sup>th</sup> January 2026). It was sent to statutory agencies and was available for residents to comment on.
- The consultation was launched with an exhibition on 22<sup>nd</sup> November 2025 at the Fletcher Community Rooms, Acle, including the use of consultation response forms. Subsequently the documents and response forms were available at Acle Library and on the Acle Parish Council website.
- The following organisations were emailed with a link to the Neighbourhood Plan documents for comment:
  - Acle Academy
  - Acle Lands Trust
  - Acle Library
  - Acle Pre-School
  - Acle St Edmunds Church
  - Active Norfolk

- Anglian Water Services Ltd
- Astill Planning
- Beighton Parish Council
- Broadland District Council & South Norfolk Council
- Broads Authority
- BT
- CofE Diocese of Norwich
- Community Action Norfolk
- Crocus Homes
- CTIL
- Environment Agency
- Equal Lives
- Fleggburgh Parish Council
- Halvergate Parish Council
- Historic England
- Homes England
- Hugh Crane Ltd
- Hyperoptic
- ITS Technology
- Lingwood & Burlingham Parish Council
- Marine Management Organisation
- Mobile Operators Association
- National Gas
- National Grid
- National Highways
- Natural England
- NCC Historic Environment Service
- Network Rail
- Norfolk & Suffolk Gypsy Roma & Traveller Service
- Norfolk & Waveney Integrated Care Partnership
- Norfolk Business Board
- Norfolk Chamber of Commerce
- Norfolk Constabulary - Estates Department (HQ)
- Norfolk County Council
- Norfolk Geodiversity Partnership
- Norfolk Wildlife Trust
- Norwich International Airport Ltd.
- Repton Homes
- Sports England East
- SSE Telecom
- Stokesby with Herringby Parish Council
- Tetlow King
- The Bridge Plus
- UK Power Networks
- Upton PC
- Water Management Alliance
- Wensum Trust

2.4 To publicise the emerging Modified Acle Neighbourhood Plan, the Steering Group used:

- Leaflets

- Posters on noticeboards
- A banner
- Press release
- The Parish Council website Neighbourhood Plan page:  
<https://acleparishcouncil.gov.uk/category/n-plan/>
- Facebook
- Updates at Acle Parish Council meetings.

2.5 Should there be a referendum, the Steering Group intends to write a short summary of the Neighbourhood Plan to be delivered within the community.

### **Environmental screenings**

2.6 A Habitat Regulation Assessment (HRA) Screening and a Strategic Environmental Assessment (SEA) Screening were undertaken in Autumn 2025. Consultation responses were received from the Environment Agency, Historic England and Natural England.

2.7 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.

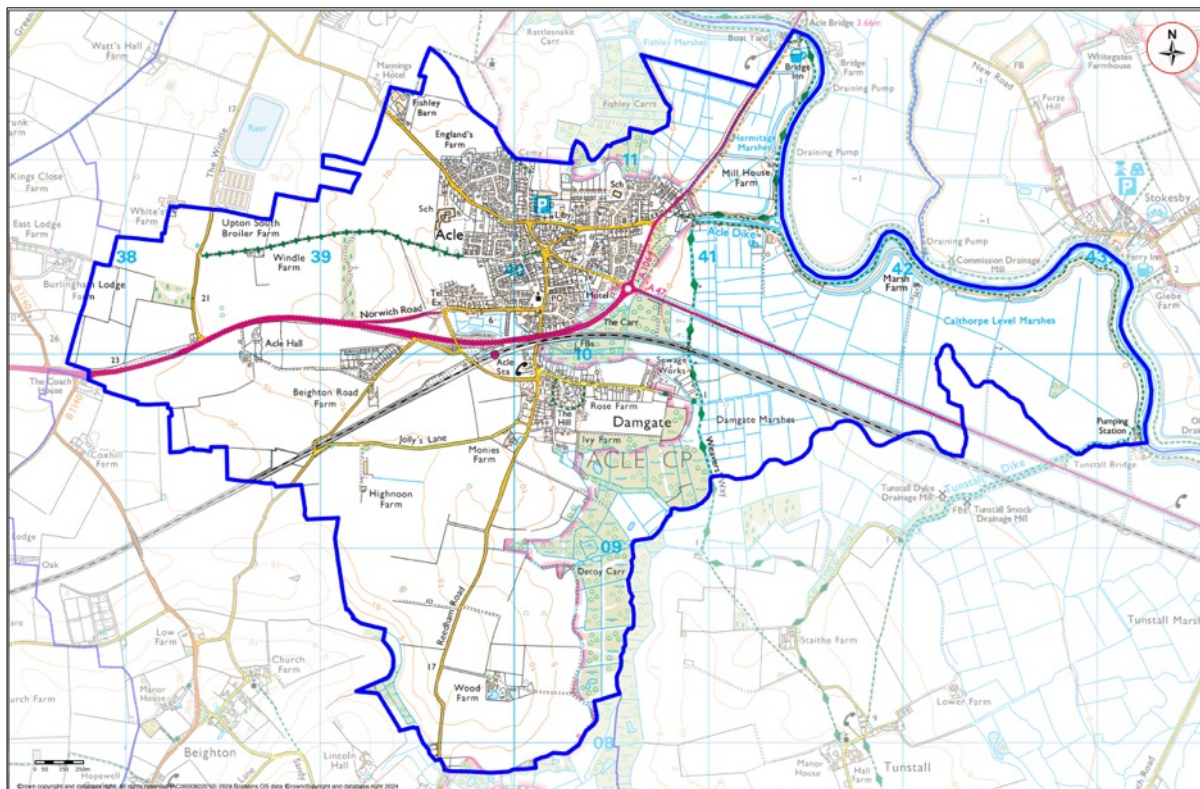
## 3. Conclusion

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- 3.1 The programme of community engagement carried out during the production of the Modified Acle Neighbourhood Plan was appropriate to the process of the review.
- 3.2 The comments received throughout and specifically in response to the consultation on 'Pre-submission draft of Modified Acle Neighbourhood Plan' have been addressed, in so far as they are practical, and in conformity with the National Planning Policy Framework, the Greater Norwich Local Plan and the Broads Authority Local Plan.

# APPENDIX 1: Neighbourhood Plan Area

Appendix 1(a): Map of the Neighbourhood Plan Area



# APPENDIX 2: Neighbourhood Plan Steering Group members

## Appendix 2(a): Steering Group members

The Acle Neighbourhood Plan Review Steering Group consisted of the following members:

- **Tim Brown**, Parish Councillor and Local Resident
- **Sarah Carter**, Parish Councillor and Local Resident (until July 2025)
- **Jamie Pizey**, Chair of the Neighbourhood Plan Steering Group, Chairman of the Parish Council and Local Resident,
- **Richard Powell**, Parish Councillor and Local Resident
- **Jess Royal**, Parish Councillor and Local Resident (until December 2025).
- **David Stephenson**, Vice Chair of the Neighbourhood Plan Steering Group, Parish Councillor and Local Resident.

Supported by:

- **Pauline James**, Parish Clerk
- **Fiona Richardson**, Deputy Parish Clerk

Consultant Team:

- **Rachel Leggett**, Rachel Leggett & Associates, Independent Consultant
  - **Andrea Long**, Compasspoint Planning, Independent Consultant
  - **Emma Harrison**, Rachel Leggett & Associates, Independent Consultant
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# APPENDIX 3: Household Survey (January/February 2025)

## Appendix 3(a): Banner and poster for the Acle Neighbourhood Plan Household Survey



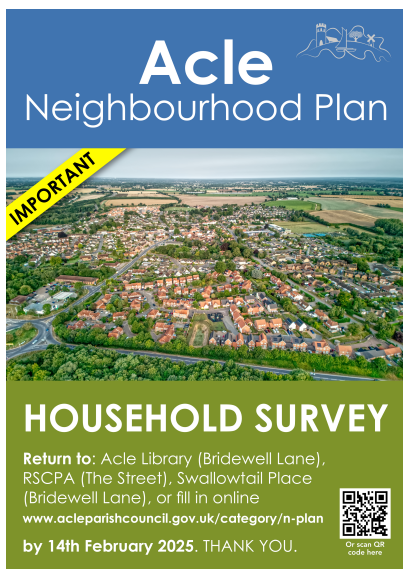
**Acle Neighbourhood Plan**

Complete the **HOUSEHOLD SURVEY** by 14th February



Scan QR code here

The banner features a blue header with the title 'Acle Neighbourhood Plan' in white. Below the header is a collage of seven images: a street sign, a road, a bus, a street scene, a landscape, a building, and an aerial view. The main body is green with the survey call to action and a QR code.




**Acle** Neighbourhood Plan

**IMPORTANT**

**HOUSEHOLD SURVEY**

Return to: Acle Library (Bridewell Lane), RSCPA (The Street), Swallowtail Place (Bridewell Lane), or fill in online [www.acleparishcouncil.gov.uk/category/n-plan](http://www.acleparishcouncil.gov.uk/category/n-plan)

by 14th February 2025. THANK YOU.



Scan QR code here

The poster has a blue top section with the title and a small logo. Below is a large aerial photograph of the village. A yellow diagonal banner says 'IMPORTANT'. The bottom section is green with survey details and a QR code.

## Appendix 3(b): Full results of the Neighbourhood Plan Household Survey

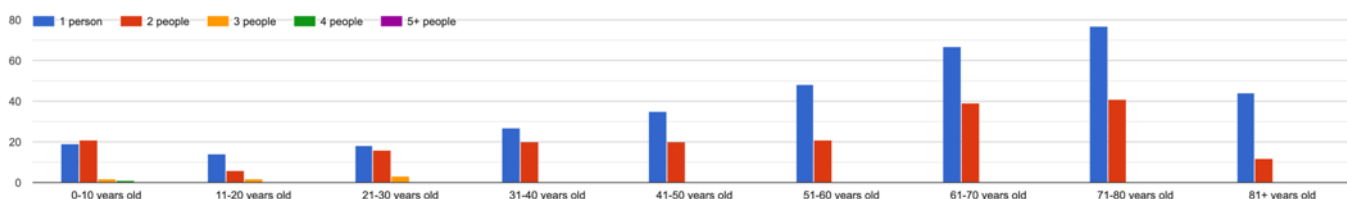
356 households responded out of 1316 total households (Census 2021) in Acle a 27% response rate.

### ABOUT YOUR HOUSEHOLD

**(Question 1) How old are the people in your household?** (please tick ✓ the number of people in each age group)

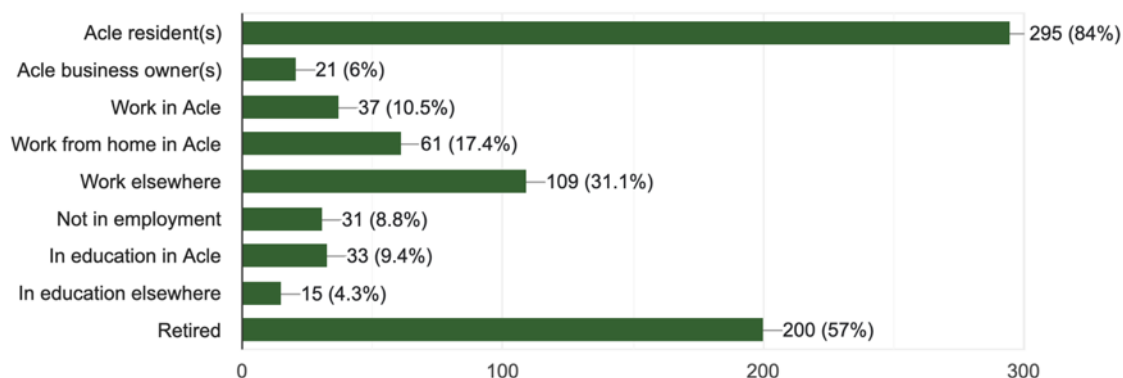
**Summary of the data:** A good cross section of the population responded to the household survey. The respondents are slightly older on average than the population of Acle (see page 46 of the Acle Data Profile).

**Action:** Promote the opportunity to respond to the pre-submission draft consultation across the community.



**(Question 2) Please tell us about the people in your household.** (please tick ✓ all that apply)

**Summary of the data:** The majority of respondents are residents in the parish. Approximately a third said they work elsewhere and over half are retired.

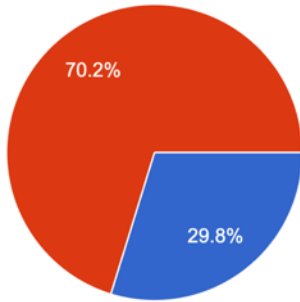


## HOUSING NEED

**(Question 3) Please tell us whether any person in your household will need to change their housing within the next 5 years?** (please tick ✓) 346 responses

**Summary of the data:** Almost a third of respondents ticked that 'Yes – One or more of us is likely to change our housing in the next 5 years'.

**Action:** Feed into housing needs policy.



- Yes – One or more of us is likely to change our housing in the next 5 years - please continue answering questions in this section.
- No – please go to question 6 (skip questions 4 and 5).

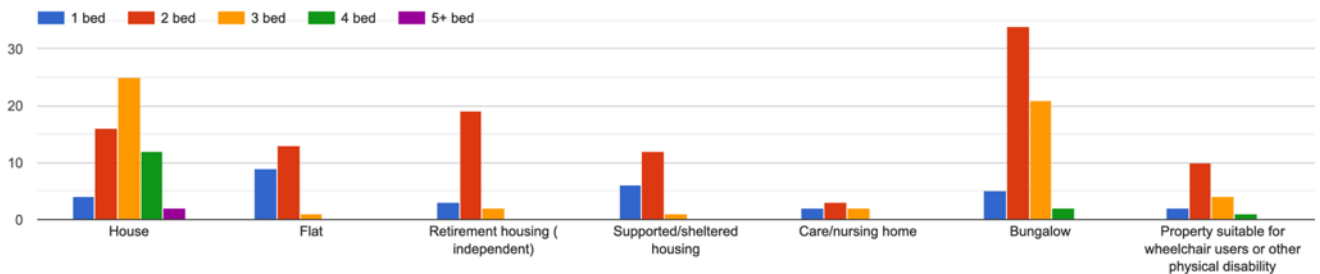
**(Question 4) If you, or a person in your household, are seeking to change your housing what type of property do you think you would be looking for?** (please tick ✓ the kind of properties that would best suit your/their needs)

**Summary of the data:** The greatest interest is in:

- 2 bedroom bungalows (34 respondents)
- 3 bedroom houses (25 respondents)
- 3 bedroom bungalow (21 respondents)
- 2 bedroom retirement housing (independent) (19 respondents)
- 2 bedroom houses (16 respondents)

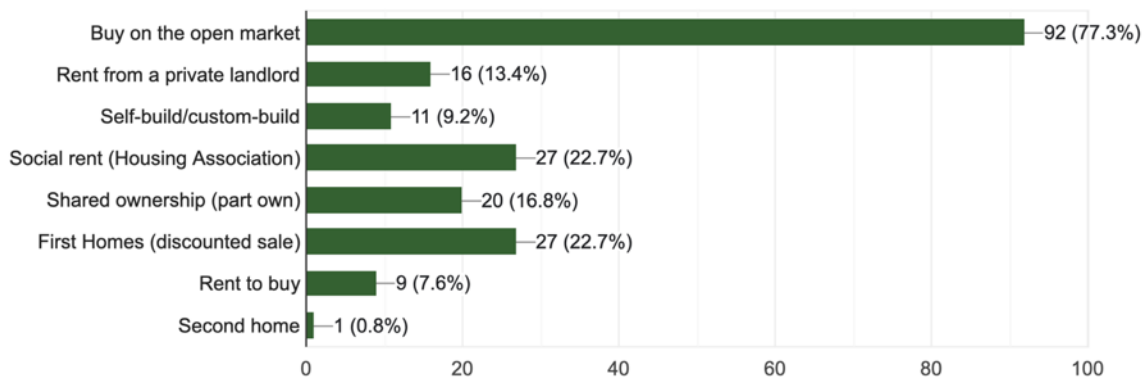
There is also some interest in flats.

**Action:** Compare with the Housing Needs Assessment for Acle, and feed into possible housing needs policy.



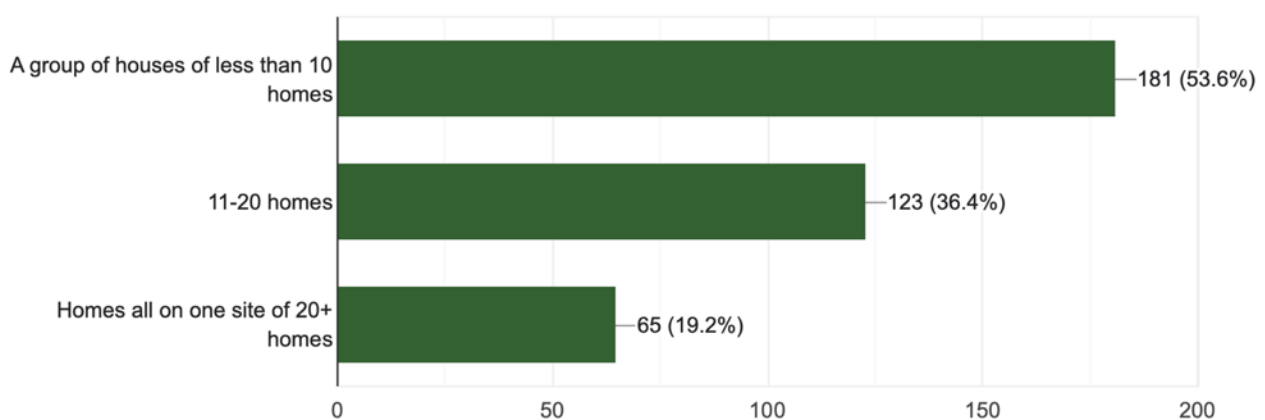
**(Question 5) If the following were available in Acle, which would you, or a person in your household, be looking for?** (please tick ✓ one or more boxes) (119 responses)

**Summary of the data:** The majority of respondents (77.3%) would like to 'buy on the open market'. There is also some interest in 'social rent (Housing Association)' (22.7%) and 'First Homes (discount sale)' (22.7%).  
**Action:** Compare with the Housing Needs Assessment for Acle, and feed into possible housing needs policy.



**(Question 6) If Broadland District Council allocates MORE sites for housing in Acle in the future, how would you prefer housing be distributed?** (please tick ✓ one or more boxes) (338 responses)

**Summary of the data:** The majority of respondents (53.6%) would 'a group of houses of less than 10 homes'. However, there is some appetite for larger developments, '11-20 homes' (36.4%) and 'Homes all on one site of 20+ homes' (19.2%).  
**Action:** Feed into possible policy about new housing.



## DESIGN AND DEVELOPMENT

**(Question 7) Given new housing is planned for Acle (see page 2), how do you think new estates can be connected and incorporated as part of the village?** E.g. safe crossing points, pathways/cycleways to the village centre, schools, amenities and public transport.

**Summary of the data:** Ideas given by respondents include:

- Speed limits
- Safe crossing points
- Wide pavements
- Amenities near to new housing
- Attractive green spaces
- Dog walking footpaths
- More off road parking
- Pedestrian and cycle paths
- Small scale development
- Safe routes to schools
- Another supermarket in the village
- Another GP surgery
- Relieve traffic through the village centre
- Shared space paths
- Links to public transport
- Make it inconvenient to drive
- Wide pavements suitable for power chairs and scooters
- Small electric bus doing a circular route around the area
- Well-lit paths
- More bus stops
- More frequent train services
- Restricted parking

**Action:** Feed into Acle Design Guidance and Codes document and possible policy.

### Raw data

- A larger nursery in a proper building able to offer childcare from 1 year+ (currently 2+), more pathways and cycleways which feel well lit/safe/open, an additional bus stop for popular X1/X11 services
- A path/cycle path connecting South Walsham road to the newer estates/Norwich Road would be good.
- A safe crossing on South Walsham Road near the High School would be essential, as one is already needed for children crossing from the England's Road area, and it would be good for residents of the new allocated site to be able to cross to cut through to Pyebush and the Rec centre."
- Access into the village is restricted, Mill Lane + Monument Green, any new houses in S Walsham Rd need PROPER road connection, schools and medical facilities need enlarging
- Access to amenities away from busy roads
- Access to public transport, shops, services, schools, preschool and medical facilities including pharmacy
- Accessible paths to the main village itself with paths wide enough for wheelchairs and pushchairs. Cycle paths would be a good idea too to encourage people not to drive to or through the village.

- Acle is a village and has enough estates. No more
- Additional GP surgery
- All
- All of above
- all of above
- All of above
- all of above
- All of the above
- All of the above
- All of the above
- All of the above
- All of the above
- All of the above
- All of the above
- All of the above
- All of the above - its vital we have better infrastructure, not just houses
- All of the above except public transport as that is already excellent
- All of the above needs to be considered
- All of the above will be required, without fail!
- All of the above, and more, would be required for all the extra housing bringing in hundreds more people.
- All of the above.
- All off the suggestions but doctors definitely needs to be better to cope with easier appointments
- All the above
- All the above
- all the above
- All the above
- All the above along with a bus stop at entrances to estates wider pavements and tactile crossing points heading towards the station
- all the above and increased healthcare and dental provision
- all the above but separate pathways and cycleways
- All the examples listed above
- Amenities
- Amenities
- Amenities - medical, schools
- Amenities is the key - so far we've had hundreds of new homes with no improvement in facilities. We have a totally non-functional surgery that may as well not exist. We lack a pub/restaurant (with an inviting atmosphere) that is a major help to get new people drawn into the community.
- Amenities need to be updated to take an influx of people.
- Another doctors surgery, extra school, extra transport, more shops
- Another nursery, school or doctors as there isn't enough room to accommodate more and more families moving to the village!
- Any new estate would require safe crossing points to the village centre and amenities and if the size of the development is significant then additional amenities should be a requirement
- Any new housing needs to be fully integrated with the village itself and not become individual 'ghettos'. All so that the current village 'centre' remains so.
- As above
- As per the examples provided with the addition of better amenities i.e.. Green areas,
- As residents of Acle we are opposed to any further large developments in the village. The one proposed on the outskirts is far too big, we already struggle with doctor appts., the pharmacy is frequently closed and the amount of traffic passing through the centre of Acle has dramatically increased as anyone wanting to go to Great Yarmouth or surrounding villages need to pass through it. This will only increase if more

houses are built. We certainly don't need any more assisted living accommodation, Acle needs young people to stay.

- As suggested
- Better access roads, more food shops, more GP practices, road in Acle centre to be made safer and older drivers to be made aware of road safety
- Better paths throughout village, speed bumps and control
- Better pavements and footpaths.
- Better roads to take away from centre of village
- Better roads, larger doctors surgery, upgraded utilities - water, sewage etc
- Better use of bus stops throughout the village and more of them.
- Bigger Schools, Doctors, Shops, Traffic Management
- Bigger schools, more amenities - more shops, supermarkets, doctors, dentists etc
- Building consortium's always manage to dip below the threshold where they are required to provide additional services / amenities.
- Bus route. Safe crossing points. X11 to stop at Co-Op bus stop. Re-instate bus stop on slip road/before roundabout
- Bus stops nearby, safe crossways. Pathways and links with Weavers Way etc. Disabled parking.
- Connect them to existing village. i.e. a path from South Walsham road through to the Lovells estate so you don't have to go down into the village and up Mill Lane.
- Connected footpaths and cycleways. Small electric bus doing circular route around village and local area
- Crossing points and paths
- Crossing points are important but as there is one by the co-op probably no more needed. Pathways and cycleways are very important so people can access the buses and trains and children can WALK to school
- Crossing points, path/cycleways
- Crossings and pathways/cycleways
- cycleways, pathways, safer crossing points, speed bumps in the village to stop traffic cutting through, speed cameras to make the roads safer
- Cycling routes to village centre
- Definitely need footpaths put in place. We have one estate in Leffins Lane and the footpath has never been done. Before more houses are built we need a new and larger medical centre and schools, plus another supermarket
- Definitely require safe crossing points, in the form of pathways and cycleways
- Development should be on a smaller scale with gradual phased build stages to allow the areas to mature into the village. Connections into existing roadways within the village should be better landscaped and be primarily pedestrian and cycle friendly with added traffic flow in and out of new schemes restricted to major existing routes in and out of the village.
- doctor, school, keep public transport as is. safe crossings
- Doctors - more required
- Doctors surgery, dental surgery, STRICT allocated/designated parking, pathways and cycleways, safe crossing points (properly designed!!), school spaces. Public transport is very good currently but need to stop the dumping of cars parked all day - small Park and Ride?
- Doctors, green spaces and footpath routes
- Dog walking is a big part of life in Acle, so safe pathways and trails with dog walking in mind is essential to any development. linking pathways from the developments on either side of the A47 and the village is essential. However the connecting overpass and a47 slip roads are already busy stretches of road, more houses will only put more pressure on this stretch of road, appropriate safety measures would need to be put in place for any connecting pathway
- Don't have just one village centre bus stop. Paths on all roads.
- easily accessible safe crossing points, pathways/cycleways, with good all weather surfaces, good lighting and potential anti-social hot spot/risks designed out.

- Easy access for disabled to the village plus examples above
- easy access to the current village
- Enough pavements and short safe paths for pedestrians
- Ensure convenient and safe access to the Main Street and the community facilities such as the Recreation Ground and Social Club
- Ensure facilities such as schools and GP can cope
- Ensure new houses are serviced by public transport, good sized pavements for disabled access
- Ensure Schools, Doctors and other amenities can cope and village can accommodate.
- Ensuring schools, doctors etc are able to accommodate the additional residents in addition to existing residents.
- Essential - School and preschool places needed. Increase medical services and provide reliable pharmacy for village residents. Safe crossings by schools. More bus stops to enable access. Stop parking on pavements - it impedes pedestrians and wheelchair users
- Extend schools, improve schools, BIGGER SURGERY
- Extra schooling facilities.
- Footpaths and bus stops nearby.
- Footpaths and cycle ways as a minimum, no new roads.
- footpaths and cycleways to the village centre and other village amenities, but also out to public rights of way and walks around the village
- Footpaths and cycleways, a community centre/meeting areas, provision for more nursery and school places
- Footpaths into Village Centre and pavements on access roads more car parking areas, planting trees and more nature diversity such as hedgerows
- Footpaths, bus stops, more amenities
- Good footpaths and cycle ways
- Good network of foot and cycle paths with street lighting, dog bins and litter bins
- Housing for those on low wage. More social housing for working people!
- How is doctors surgery, dentist school cope?
- I definitely think we need more safe crossing points as well as spaces for schools, Dr's, etc. With all the new builds already here and how they are far too packed, it's a concern there won't be enough of these I think. I do feel that the public transport via buses are good here as I use these often due to being visually impaired.
- I don't think the proposed development on Leffins Lane can realistically be connected other than by the existing road as it is too far from village amenities for most people to walk, residents will use cars.
- I feel it is very important that, having built a bypass for Acle, proposals are going forward for building development on the wrong side of the bypass, away from schools, surgery and shops. Housing should be built north of the bypass if we are to avoid a sense of isolation.
- I think it is crucial for there to be new and upgraded routes between the village and the new estates. I think that there should be focus on sustainable routes such as footpaths and cycleways connecting, housing, schools and the centre of the village. I think this especially required for the proposed application site on Leffins Lane which currently has limited access routes. These could include a sustainable green with wildflowers and hedgerows which would not only create aesthetic routes for people traversing the village but would also provide a boost to the local ecology and wildlife.
- I think it's vital that all new builds have a connecting walkable route to the village centre to promote use of local shops and businesses. Safe crossing points on the way to the school will hopefully reduce cars and encourage children to walk to school.
- I think the development to southwest of A47 is getting out of hand and this part of the village will be isolated - needs connecting via decent roads
- I think the new housing between Norwich Road and Mill Lane set the standard for how future development should be

- if any more houses planned, we need more doctors, more schools, more parking, better roads
- If near the A47 then a roundabout I feel would be needed, if in or around the main part of the village then a T junction may be helpful.
- If new houses are to be added to the village, we need to address the fact it's EXTREMELY DIFFICULT to get a doctor's appointment!!
- Important to have good access to local schools. At present the roads leading to the Primary school become completely clogged up. New developments will add to these difficulties. Roads on estates need to be wide enough for all vehicles to pass. Bearing in mind the latest designs for fire engines are wider than the present models. The aims of parking places per different types of housing should be enforced and parking on the roads in estates should be stopped. This may require a revision of the Parish Council's policy of parking spaces per housing unit to be revised. Adequate pathways and cycle paths from the new developments to local schools, medical centre, sports facilities as well as shops are an essential pre-requisite.
- Improved amenities and pathways
- Increase GP appointment capacity, NHS dental practice, increase parking spaces for the high street, library
- Increased building for schools, more classroom space for schools. Better bus stops. More bus stops. Safe cycle paths. Zebra crossings near all schools.
- Increased capacity at doctors and schools, good pathway routes, bus routes to incorporate north Acle
- Interconnecting pathways and roads, better bus stops and preschool provision
- large enough already, not adequate facilities now
- Larger medical premises and support, no more traffic going through The Street
- less traffic through the centre of the village, control the size of any new developments such as that currently in for planning, as this will only generate more traffic through the street, to the schools.
- Mainly schools, doctor's surgeries and amenities need to be provided for the extra residents and not rely on existing ones which are already stretched.
- More access to doctors surgery.
- More amenities are urgently required and have been for a long while
- More amenities e.g. schools, doctors, better shops
- More amenities for families.
- More amenities such as expanding the school and GP surgery will be needed
- More amenities, crossings, schools
- More bus stops, more public transport, safe pathways, safe road crossings
- more cycle ways and another supermarket
- More frequent train services from Acle station. Also more footways (hard surface) and safer crossing points needed.
- More off road parking for people to use for the high street, less on the road parking on the high street, it is congested already at times. One side of the high street is at times hard to drive. There should be joint pedestrian and cycle paths. Connecting Glover Road or a road in the new estate, to mill lane and South Walsham road might alleviate traffic going through the city centre. As well as the bus stops near the pub another permanent bus stop could be opened on Norwich road.
- More public facilities i.e.: Dr's, Schools, Shops, drainage improvements
- More public transport, cycle paths to other places
- More retail parks, supermarkets
- Multiple road access points, cycle paths, woodland perimeter with walkways
- Must have schools, doctors, affordable shopping (Tesco/Lidl), green spaces - we are in the countryside, banking or post office
- New amenities are needed for this many residents. Paths and walkways to reduce cars in the village. Children need to walk or cycle to schools and clubs
- New school and supermarket, connected by disabled mobility scooter paths. New pharmacy, expanded doctors

- NHS dentist
- No further housing development should be approved. This constitutes a formal objection to further housing developments in Acle and surrounds
- No matter what connections are built most people would use a car.
- NO MORE BUILDING
- No more building, Acle has had enough development
- No more houses
- No more houses
- No more housing. Acle does not have the amenities to support more residents.
- NO NEW HOUSES
- Obviously safe paths but the main thing is the impact on privacy issues not being overlooked as in plan for Leffins Lane new housing
- One thing you not said is very important Dr surgery! Yes we need public transport, and pathways should be wide enough for a double buggy, wheelchair etc because on the new estate people tell me they are only wide enough for one person, no good, not everyone drives, people need to walk safely, for their health.
- our house backs onto South Walsham Road and the speed cars enter the village is dangerous. We have seen so many near misses with students crossing to the school. could a 20mph limit be introduced? Safe crossing point from England's Road estate?
- Path and cycleways needed, ideally schools should be together. It would make sense to put a new, larger primary school next to the high school.
- Path ways, transport to local villages
- Paths and cycleways to village centre
- Paths that cars DON'T park on, cycleways, safe crossing places - e.g. from Pyebush to Crossway Terrace (requires speed limits to 20mph on estates)
- paths/cycle paths and off road parking
- Pathways
- Pathways
- Pathways
- Pathways
- Pathways (circular)
- Pathways and crossing points are needed to encourage people to walk or ride, as all roads lead into Acle high street which can make it very busy, so safe walking access is very important crossings near Acle High school and the pavement area along the South Walsham Road
- Pathways and crossing points to local shops, doctors and schools
- Pathways and cycle ways
- Pathways and cycle ways are essential.
- Pathways and cycle ways, additional shops
- Pathways and cycleways
- Pathways and cycleways
- pathways and cycleways to centre
- Pathways and cycleways to the village and schools
- Pathways and cycleways to village centre, amenities
- Pathways and cycleways with safe crossings
- Pathways and cycleways, larger schools, larger doctors surgery, more shops, better chemist
- pathways and cycleways, pedestrian crossings
- Pathways and safe crossing points, not taking any agricultural land
- Pathways and safe cycle routes to the schools & village centre.
- Pathways but not those silly half paths they put in...
- Pathways connecting to village centre/amenities. Better nursery school facilities
- Pathways for invalid powerchairs and scooters
- Pathways to amenities, schools and public transport
- Pathways to centre, schools, doctors surgery

- Pathways to encourage walking rather than more cars through the village. Ample parking areas. Amenities like drs, dentist, youth area
- Pathways to the village centre
- Pathways to the village centre and linking areas of the village to each other, pathways to the high school and public transport, pathways along Leffins Lane from station to Reedham Road
- Pathways to the village centre, safe crossing points
- Pathways to village centre
- Pathways to village centre, improved medical centre to fit demand, NHS dentist
- Pathways, bus stop (Norwich Road), upgrade of Mill Lane
- Pathways, cycle paths
- Pathways, cycleways, schools, amenities, healthcare, childcare
- Pathways, cycleways. Play areas and community buildings
- Pathways, public transport
- pathways/cycleways
- Pathways/cycleways
- Pathways/cycleways are important for safety. If more new housing is planned then infrastructure needs to match - especially access to doctors surgery (a bigger surgery with more GPs)
- Pathways/cycleways to village centre, new doctors surgery
- Pathways/cycleways, good transport, good schools and access to GPs and dentists
- Pathways/cycleways, public transport
- Pathways/cycleways, public transport, community amenities
- Pavements, wide proper roads
- Pedestrian and Cycle infrastructure are key. The road in the middle of the village can be intimidating to both categories. More safe crossings and traffic calming measures. Improved pavements (particularly on the Old Road towards Chocolate Box and Butchers and then on to the next junction where pavements are either very narrow or non-existent. Also alongside Leffins Lane, heading towards Reedham Road after the railway bridge. there is space beside the new development, and it's obviously already used as an unofficial path.
- Pedestrian paths
- People crossing signs & beware children crossing
- Plan for bus route - Off road parking for visitors - Pathways to both sides of roads
- Proper footpaths & crossings are a must. The new estate off Leffins Lane has no footpath. Cars speed along there & as a pedestrian I often have to move on to the grass verge very quickly.
- Proposed development to the south would need safe/suitable pavements to connect with existing networks on Leffins Lane/The Hill. Proposed development adjacent to Acle Academy must include suitable footpaths linking The Windle/Jubilee Wood to South Walsham Road and Fishley/Upton paths.
- Provision of amenities for existing and proposed development and to ensure infrastructure is capable of sustaining additional homes etc"
- Public amenities, public transport, offroad parking, cycleways
- Public footpaths to other parts of village, safe crossing points across major roads in village
- Public transport
- Public Transport
- Public transport pre 6am to get to city and beyond
- Public transport, cycle lanes, more pedestrian pathways and safer and more pedestrian crossings
- Public transport, paths and cycleways, safe crossing points, 20mph zones, good lighting, pedestrianised zones
- Public transport, pathways
- Public transport, play park for kids
- public transport, schools, amenities

- Public transport, well-lit pathways
- Restrictive parking to the street and surrounding area e.g. Old Road
- Road with double yellow lines to link South Walsham Road and A47 exit roundabout (would allow Upton traffic to reach A47 to Norwich also be diversion if The Street is blocked). Link up boat/cycleway to N Burlingham/Blofield.
- Safe crossing points, pavements wide enough for 2 people for walking with children, dogs etc. Pavement in The Street opposite the church is only single file.
- Safe access points in all areas
- Safe access throughout - in and around village
- Safe crossing point for Reedham Road south of the A47 underpass and improved pavement
- safe crossing points
- Safe crossing points
- Safe crossing points (e.g. crossings to health centre, library and village over South Walsham Rd)
- Safe crossing points (preferably pedestrian/zebra crossing) and linked pathways to the village centre
- Safe crossing points and amenities.
- Safe crossing points AND some new developments were built without pavements clearly this is a nonsense
- Safe crossing points bigger doctors
- Safe crossing points to schools and amenities
- Safe crossing points to walk from new housing into village. Current roads aren't safe for current plans and increased foot traffic. Especially near Damgate where one site is planned. Cars are blocking the road near the railway bridge every day and pavements aren't wide enough. Yellow lines need to be enforced all along the road near the train station and by the bridge (Reedham Road.)
- Safe crossing points, appropriate speed limits on surrounding roads, additional shops
- safe crossing points, decent chemist, more public transport, taxis
- Safe crossing points, easy pedestrian access around the village
- Safe crossing points, path/cycleways to everywhere
- Safe crossing points, path/cycleways, street lighting
- Safe crossing points, pathways to village, amenities - doctors, dentist.
- safe crossing points, pathways, cycleways, schools, amenities
- Safe crossing points, pathways, cycleways, transport that just doesn't go from A-B - village needs more connection points
- Safe crossing points, pathways, increase school amenities and healthcare facilities, good playing facilities.
- Safe crossing points, pathways/cycleways
- safe crossing points, pathways/cycleways to the village centre & public transport
- safe crossing points, pathways/cycleways to the village centre, community buildings, multiple access/egress to estates,
- safe crossing points, pathways/cycleways to the village centre, schools, amenities and public transport.
- Safe crossing points, pavements
- Safe crossing points, some dangerous roads to cross and some are not well lit.
- Safe crossing points. Pathways/cycleways
- Safe crossing points. Speed reductions on surrounding roads. The surrounding roads are used by HGV. Recent developments have ignored safe crossings onto Reedham Road presenting a risk for children walking to school. Cycle paths, the village centre is unsafe for children on bikes due to the volume and speed of traffic.
- Safe crossing points/pathways to the village
- Safe crossings especially on the way to primary school
- Safe crossings, pathways, cycleways around the village
- Safe crossings, pathways, schools, amenities

- Safe crossings, wide pavements, and extra amenities added near to new housing to encourage existing residents to use the new area too, such as play equipment, outdoor gym equipment, an attractive green space with benches and maybe a pond, dog walking footpaths.
- safe footpaths into the village
- Safe paths and cycleways to schools and centre of Acle
- Safe paths and cycleways, speed limits 20mph for the whole of Acle, more bus stops away from The Street in Acle
- Safe pathways
- Safe pathways and cycleways
- Safe pathways or cycleways
- Safe pathways/cycleways. Minimise "through-roads". Traffic calming.
- Safe walking into village. At present under bridge is unsafe with leaking water and very slippery. No proper pavements from Oaks Meadow to village or railway line (Leffins Lane)
- Safe walkways with lighting, especially near schools and shops and more bus stops
- Safe crossings. Doctors to be increased in size. School sizes to be considered. Roads and infrastructure to be made wide enough
- School amenities, larger med centre and more shops
- Schools and medical centres need to be adjusted as well. More people means less chance of getting places/appointments.
- Schools and surgery need to be expanded to cope with increased influx. Pathways need to be included in all new developments connecting to the village.
- Schools will need to be enlarged, good footpaths and lighting
- Schools, amenities, doctors surgery
- Schools, doctors, pathways and cycleways
- Schools, local shops
- Shared space paths. Links to public transport
- Social infrastructure, doctors, schools etc. New slip roads onto A47 from W side of village
- Suitable roads and pavement as with other recent developments near the high school and train station. Adequate parking within any new development. The local medical practice will need to be improved to cope with additional demand. Other amenities appear sufficient.
- The above examples bus stops near entrances to estates and street lighting on approach station
- The medical centre and schools will struggle if the population increases. We need a bigger supermarket.
- The speed limit on the roads needs to be appropriately reduced (currently 60 on Leffins lane where the new housing estate is which isn't safe) and there need to be proper footpaths to connect new houses to the village (again the new development on Leffin's lane doesn't have a footpath connecting the estate to the village unless you go via the station)
- There are already too many people in the village for the doctors surgery and dentist where appointments and services cannot be supplied properly. Also due to poor traffic control a main road is a no go area at school pick up / drop off times also the main high street with parking bays near the Chinese/church can make it difficult to navigate at busy times adding more houses will just create a grid lock.
- There has been little, or no consideration given to the increased need for schools, doctors, dentists, shops or parking near the current shops for the elderly. The further increase in housing will cause even more stress on those services.
- There has to be safe, well-lit pathways for good connections to the village centre - not dark alleyways. The village has to be able to provide for the increased number of residents, including schooling, dentist, doctors pharmacist. I feel the village already has good public transport.

- There is insufficient infrastructure for more housing and people. No shops, small school and doctors
- There needs to be more amenities and places to shop.
- These developments are west of Acle requiring all traffic accessing A47 East to come through the village. This will be a massive increase in traffic through Acle and New Road. Better access to A47 needs to be provided at west end of village
- They cannot be safely integrated. Our village is saturated, and all amenities are stretched and at breaking point
- This makes no sense - a village is a self-contained area. Why are you taking precious farming land away? Food production should be a priority in these very uncertain times. We should support the farmers to help produce healthy food for our families, not build on their land. The insects, wildlife has been dramatically depleted in the past 20 years due to "development"
- This would help to relive traffic travelling through the street and village centre, but more importantly would hugely improve the safety of children and road users at school drop off and collection times.
- Thought should be given to how people will get to the centre
- Too many houses, we haven't got the amenities
- Trees left where they can, more bus stops, more paths, bigger dentist
- walking and cycling must be encouraged (if the Dutch can do it, why can't we?!) in my opinion this not only means making it possible to walk or cycle it means making it inconvenient to drive
- We also need another supermarket, the loss of budgets from the village was a great blow.
- We need many safe wheelchair friendly pathways with safe drop kerb crossings. I care for disabled and elderly in Acle and there just isn't enough and many of the people I look after are frightened of the paths.
- well-lit pathways
- Wide footpaths, cycle paths, public transport, enlarged doctors' surgery, adequate parking
- Wide pathways suitable for wheelchairs. More GP provision. Better green areas with trees and not tarmac.
- Wider estate roads with restrictions on roadside parking. Fewer roadside parking spaces on The Street.
- within safe walking/cycling routes to current schools and doctors
- Would like to see cycle paths linking new estates to the village and schools where possible, along with a traffic calmed road to connect the roundabout at Glover road, linking across to the South Walsham road adjacent to the high school incorporating a drop off area for the high school.
- Yes with better pathways and connections to each estate

**(Question 8) What features would you like to see included in any new development?** (please tick ✓ one or more boxes) (343 responses)

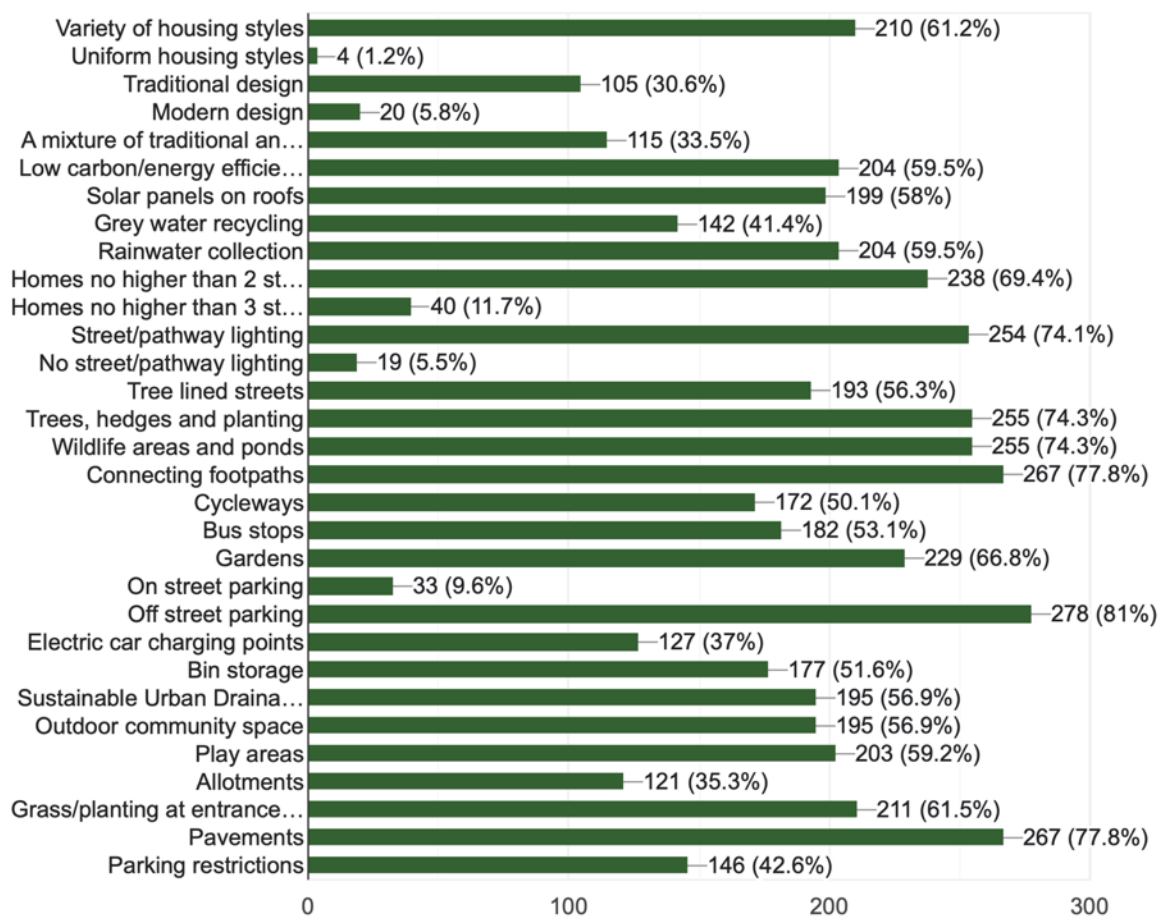
**Summary of the data:** Top 10 ticked by respondents:

1. Off street parking (81%)
2. Connecting footpaths (77.8%)
3. Pavements (77.8%)
4. Trees, hedges and planting (74.3%)
5. Wildlife areas and ponds (74.3%)
6. Street/pathway lighting (74.1%)
7. Homes no higher than 2 storeys (69.4%)
8. Gardens (66.8%)
9. Grass/planting at entrances to developments (61.5%)
10. Variety of housing styles (61.2%)

Also, in particular

- There is little interest from respondents for uniform housing styles, modern design, no street/pathway lighting, on street parking.
- There is more support for variety of housing styles (61.2%) and traditional design (30.6%), or a mixture of traditional and modern (33.5%), rather than uniform housing styles (1.2%) and modern design (5.8%).
- There is a preference for street/pathway lighting (74.1%) over no street/pathway lighting (5.5%)

**Action:** Feed into Acl Design Guidance and Codes document.



**(Question 9) Are there any other design features that new developments should include?**

**Summary of the data:**

- Community and Infrastructure: parking, roads and accessibility, community spaces, public amenities and services
- Design and aesthetic considerations: housing design, eco-friendly features, land use and green spaces
- Sustainability and environmental impact: energy and water efficiency, wildlife and nature protection
- Health and safety consideration: emergency services and safety, health and social well-being
- Opposition to development and preservation

**Action:** Feed into Aclé Design Guidance and Codes document.

*Sorted data, themes created by AI (Chat GPT)*

*Community & Infrastructure*

1. *Parking*
  - *Visitor parking areas needed for new developments*
  - *Off-road parking for all new houses.*
  - *Parking for new properties to include at least two vehicles*
  - *Parking restrictions in certain areas*
  - *Off-street driveway parking wide enough for cars to park side-by-side*
2. *Roads & Accessibility*
  - *Two access roads for emergency services and residents*
  - *Roads wide enough for delivery lorries and rubbish collection*
  - *Pavements wide enough for prams and wheelchairs*
  - *Ensure road width allows vehicles to pass safely*
  - *Road markings and signage on new estates*
  - *Safe pedestrian crossings and drop kerbs*
  - *New roads should have no shared surfaces for clarity (especially for pushchairs, disabilities, etc.)*
  - *20mph speed limits through the village*
3. *Community Spaces*
  - *Community notice board*
  - *Community buildings like gyms, meeting rooms, or a recreation hall*
  - *Youth community wall or garden*
  - *Seating areas for people to meet up*
  - *Space for dog walking and exercise parks*
  - *Safe play areas and dog walking routes*
4. *Public Amenities & Services*
  - *Need for more school spaces, doctor's surgeries, and community buildings*
  - *Provision of public transport stops at all locations*
  - *Adequate health service provisions (doctors, dentists)*
  - *Supermarket included in new developments*
  - *Local shops with less emphasis on charity shops*
  - *Adequate drainage to prevent flooding*
  - *Independent living schemes for elderly residents*

*Design & Aesthetic Considerations*

1. *Housing Design*
  - *Multi-angular layouts, multi-styles, and occupancy*

- Characterful housing designs with a variety of styles
  - Avoiding cookie-cutter estate designs
  - Housing should blend in with existing buildings and the local environment
  - Traditional features like thatched roofs, flint-clad housing
  - Bungalows and houses for first-time buyers (e.g., terraced houses)
  - Larger garden sizes, not small "postage stamp" gardens
  - Privacy between properties (e.g., no overlooking)
  - Big windows for light in east/south-facing rooms
  - Designs to have traditional character features
  - Road designs should respect the landscape
2. *Eco-friendly Features*
- Solar panels and electric vehicle charging points for new homes
  - Ground source heating and heat pumps for energy efficiency
  - Low maintenance building materials (e.g., reduced use of paint)
  - Eco-friendly construction, high insulation standards, low carbon footprint
  - Green space to include wildlife-friendly features like bat boxes, bird houses, owl boxes
  - Low light pollution from street lighting
  - Wind turbine with power for the village
  - Sustainable homes with reduced environmental impact
3. *Land Use & Green Spaces*
- Keep existing trees and hedgerows; no cutting them down
  - More grass and green spaces, especially in new developments
  - Community garden or open spaces with long-term maintenance considerations
  - Wildflower areas to encourage biodiversity
  - Ponds or water features for wildlife
  - Gaps between properties for hedgehog movement, wildlife corridors
  - Larger spaces between properties to avoid crowding
  - Avoid dense developments that overpower existing spaces

#### *Sustainability & Environmental Impact*

1. *Energy & Water Efficiency*
- Solar panels and other green initiatives should be prioritized
  - Homes should be energy-efficient with good insulation and low carbon impact
  - Water conservation features like ponds and water-saving landscaping
  - Energy backup sources for emergencies (e.g., power cuts)
2. *Wildlife and Nature Protection*
- Wildlife corridors and green spaces for nature
  - Feature bat boxes, birdhouses, and swallow nests
  - Incorporate trees, hedgerows, and wildflower meadows into design
  - Avoid the destruction of mature trees, replant them if needed
  - Use of natural building materials to blend in with environment
  - Encourage wildlife-friendly features in and around homes

#### *Health & Safety Considerations*

1. *Emergency Services & Safety*
- Sufficient access roads for emergency vehicles
  - Wide roads with space for delivery lorries and rubbish collection
  - Well-lit streets with low-level lighting for safety and energy efficiency
  - Safe walkways and cycle tracks to enhance mobility
  - Security lighting to reduce crime risks
2. *Health & Social Well-being*
- Adequate healthcare provision (e.g., new doctor's surgery, dentist)
  - Community facilities for gatherings, health, and recreation

- *Outdoor spaces with sufficient shade for comfort and accessibility*
- *Support for disabled residents with designated parking and access*

### *Opposition to Development & Preservation*

#### *1. Opposition to Further Development*

- *Strong opposition to more housing in Acle due to strain on existing services and space*
- *No new development unless developers fund road upgrades and services*
- *Preserve existing open spaces and develop brownfield sites instead*
- *Concerns over the long-term impact of new developments on village life*
- *Desire to avoid overcrowding and preserve village character*
- *Some residents prefer that no further developments occur to maintain quality of life*

### *Raw data*

- 20 mph zone, benches, wide pavements to allow wheelchairs etc, dropped kerbs
- 20mph speed limit through the village, restricting on street parking in the centre of the village
- 20mph speed limit, highly insulated houses, accommodations for wildlife and insects to thrive, poo bins
- 3. ALL NEW BUILD HOUSES MUST HAVE SOLAR PANELS and EV charging points. "
- A good selection/style of bungalows
- Access to A47 west of village
- adequate health service provision
- adequate lighting
- Adequate spacing and plot sizes - do not build to a higher density than 10/12 to acre
- ALL buses stop at ALL stops
- All new housing should be eco-friendly, high insulation etc
- already have allotments, orchards not needed, village too small for more bus shelters, electric charging and solar panels should be up to owners of houses
- Also two access roads, not just one so emergency services and residents have adequate accessibility. Maps for walks in the area.
- And share the population does not outweigh the amenities such as schools and GPs
- Any new estate roads should have individual road / footpaths with no shared surfaces, as this only leads to confusion/trouble for those with disabilities and pushchairs, especially when cars park on them and cause obstructions."
- Any new large development south of the bypass should include a new slip road of the A47 Norwich bound, this would allow traffic coming from Gt Yarmouth not having to go through the village.
- As low carbon as possible. Low light pollution
- Avoid crowded developments (e.g. Leffins Lane) for semi-detached. Better to include terraced, thus allowing space for other properties
- Back-up power sources in case of electric cuts, disabled and OAP homes, ensure alternative ways to ensure heating and electric in case of emergencies.
- Bat boxes built in
- Better street design and layouts than recent efforts. Less density of build
- Big windows for east and south facing rooms, lots of light.
- Bigger back gardens
- Bungalows
- Character designs, Luxury homes. Thatched roofs
- Cheaper housing for youngsters, smooth pavements
- communal facilities such as a meeting room
- Community buildings. Wildlife corridors. Bat boxes. Bird housing.
- community gym equipment
- community room

- Correct (thoughtful) orientation (e.g. to sunlight) cluster housing to enhance neighbourliness. Technologically advanced and low maintenance. Scale appropriate to village environment (a good example is Swallowtail). Where possible, retain existing trees etc for incorporating into plans
- Create estates with open spaces, do not squeeze in as many houses as possible into the smallest space possible.
- Cycle parking at appropriate points (with securing frames).
- Cycle track/course
- Decent sized gardens not the typical postage stamp sized new build garden that's becoming unfortunately so common.
- Decent sized gardens: ideally not overlooked/back to back. Parking spaces that are next to each other, not one behind another. Adequate visitor parking spaces. Open plan options
- Designs should be in keeping with the village
- Designs which have character instead of awful cookie cutter square brick boxes. Respectful of the landscape they are in.
- Didn't answer Q8 or Q9 as we are opposed to any future developments.
- Disabled access front and rear
- Disabled parking for residents and visitors
- Do you really think a wealthy developer will care about our environment.....?? This is simply non-essential
- Doctor surgery and dentist
- Dog bins
- Dog exercise park, more dog waste bins, emptied regularly, park that has exercise equipment
- Dog mess and litter bins. Community notice board.
- Dog waste bins
- Drainage - no flooding at later date
- Enough parking off road for at least 3 cars, a slip road from Jollys Lane new estate towards Great Yarmouth
- Enough road width for cars/vans to be able to pass safely, communal parking areas on estates
- Ensure the same road name is not used within the county.
- Features that attract wildlife so surrounding greenery could have bat boxes, bird boxes, owl boxes etc
- fenced front gardens, wide streets
- Flint clad housing
- functionality and aesthetics, houses fit for purpose - good size, rooms to accommodate families
- Garages
- Garages with bicycle storage
- Good drainage.
- Good safe access to road network
- Heat pumps
- I am all for encouraging a wide variety of styles. One of my pet hates is cookie-cutter estates. It doesn't cost that much more to design and provide a wide range of housing styles. And they should be less boring, less conservative. I say "down with the NIMBYs"
- I feel they need to be in keeping with the environment, plenty of green space, better size gardens. I agree we as a country need more housing, but it should not be at the cost of our land.
- I know people who have said houses built on flood area. No one listen to people who know the land. They built Swallowtail, the surgery car park gets flood, the children play area gets flood, can't be used and they cut down a beautiful tree, not on the land of swallowtail, then they planted a twig! You can step over it.

- I think the new housing between Norwich Road and Mill Lane sets the standard for how future development should be
- If outdoor community spaces, play areas etc are to be provided, consideration must be given to the arrangements for their long term maintenance and prevention of neglect, including how these arrangements are to be funded in the longer term and what ongoing services will ensure the areas do not become run down and a hot spot of anti-social behaviour.
- If the long term arrangements cannot be guaranteed, perhaps consideration should be given when designing new estates to providing each new property with a larger plot and wider access roads instead of providing the community spaces etc.
- In keeping with existing building
- In the case of the recently completed housing estates in Acle, are some of the areas of community land/play areas ever likely to be used as such, particularly where it is obvious this would cause a nuisance to the occupiers of the immediately adjacent properties.
- Independent living schemes
- it needs to be in keeping with the feel of a small Norfolk village
- Just in keeping with the local properties
- Large supermarket
- Litter bins and Dog Waste bins. The new development at the top of Mill Lane has led to an increase in both litter and dog mess.
- Lots and lots of trees and no established trees being felled
- Low cost small housing units like terrace houses for first time buyers safe on for access to sites, i.e. pavements
- Low level street/pathway lighting, bat boxes, swallow nests, gaps for hedgehogs between all properties and roads, owl boxes
- Low maintenance - reduce use of paint
- Low or down street lights rather than bright street lights. Litter and dog poo bins in new development areas. Retain existing hedgerows in new build areas instead of ripping them out and planting whips
- Make everything as environmentally friendly as possible - make pedestrians and cyclists the priority.
- Making sure there are road markings on new estates
- More flood defence - think about where rainwater etc going to run down to - onto other estates/roads etc"
- More grass and green spaces, all with good street lighting
- More trees to soften the new estates hardly any at St Edmonds Park
- multi angular layouts, multi styles and occupancy
- Need to keep with character of village
- No high curbs
- No more building in Acle
- No more houses
- No more housing ANYWHERE without infrastructure - more school spaces, doctors etc
- No new development unless the developers are forced to pay for road and services upgrades at their cost not put on to the village who have to put up with a decline in living standards and pay for stuff as a direct result of developments while they build and make profits while our standards of life go down. Forcing us to move out of the village
- NO NEW DEVELOPMENTS
- none
- Not pull up verge and trees that have been there for years only to plant small twigs to replace them. So hypocritical
- not that I can think of
- Not that I know of

- Off road parking for all new houses. Current roads are not equipped for all the new cars that would be driving around. Community car park near new housing to stop places like Damgate lane and close being blocked by increased visitor traffic.
- Off street driveway parking should be wide enough for cars to park side-by-side and NOT one car in front of another, as this only leads to people being lazy and using only one driveway space which then leads to parking spilling out onto roads!
- Off-street parking with electric car charging points.
- Open spaces within development
- Parking for all new properties to have no less than parking for two vehicles. Any new building units that are built should have parking provide as driving through and around Acle can be dangerous at certain times
- Parking restrictions - a must!!
- Places to park cars
- Please leave our open spaces alone and develop brownfield sites in Norwich and Great Yarmouth
- Plenty of safe drop kerb crossings
- Q8 has most things covered
- Range of brick colours and finishes
- Recreation/community hall - central location
- Roads should be made wide enough for cars to be able to pass dustcarts and other large vehicles delivering goods without having to mount pavements or grass verges
- Roads wide enough to safely pass on-street parking. Pavements wide enough for pushchairs and mobility scooters
- Safe play and dog walking areas
- Seating areas for people to meet up for a chat
- Secure places for bin collection. Very often on windy days rubbish and the bins themselves get blown around the estate, anything to avoid this.
- Security lighting
- Seriously no more!! Village can't cope
- Shade in play parks, football pitch
- soundproofing
- Space between properties and off road parking. Green spaces. New schools, doctors, and community buildings
- Space, not close to each other
- Sufficient parking
- Suitable and safe pathways plus alternative dog walking routes throughout
- Supermarket
- Supermarket included in new developments
- sustainably build homes.
- Swimming pools and hot tubs, bars and night clubs
- Terrace housing - max use of space
- Terraced 2 bed 1st time buyer houses
- The designs of the two new housing estates we currently have are shocking, ugly houses. They are crammed together with fence panelled gardens. No hedgerows etc and they stick out and do not blend in with the surrounding homes. When we had an extension many years ago, we had to use Norfolk Red Brick as that was in keeping with the area??
- The roads should be wide enough for the rubbish bin collection lorries and large delivery lorries to be able to negotiate easily.
- there is a distinct lack of dog waste bins in the existing new development at Glover Rd, this need to be improved upon and for any expanding or new developments. Also solar and green initiatives should take centre stage for any new development, Acle could set an example and lead the way in this respect.
- There should be pedestrian pavements on both sides of the roads, and they should be wide enough for prams and wheelchairs to be passed by other pedestrians.
- To conform to existing features in the area

- To fit in with the existing houses. To have some traditional character features
- To not take existing trees down.
- Too many houses, sell the ones you already built
- Trees and hedges need to be a good size to get establishment. Ponds if possible as nature and birds need water and water life
- Triple glazing where homes are situated close to busy roads. Ground source heating.
- variety
- variety of shops, less charity shops
- Visitor parking areas
- Visitor parking would be a good idea as new builds often don't haven't enough space or parking.
- Wide roads
- Wildflower areas
- Window and garden Privacy so no overlooking neighbours. Plenty of sound absorption planting.
- Wishful thinking but a wind turbine with the output going to Acle residents and any surplus to the National Grid
- With all the development, school spaces will be needed as well as a variety of shops - mainly food and possibly restaurants
- Would rather have no new developments in Acle
- Youth community wall/community garden

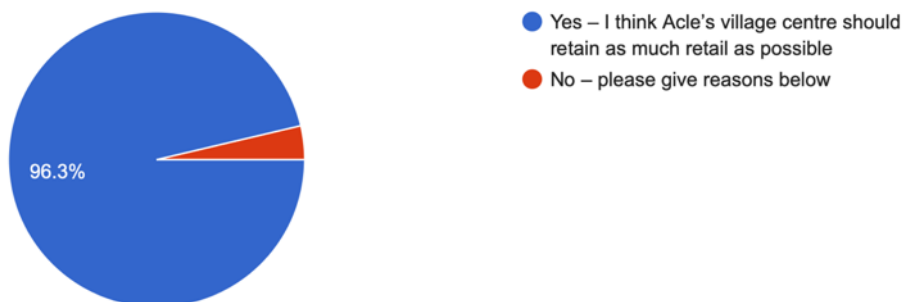
**(Question 10) We are considering having a policy in the Plan about retaining retail in the village centre, e.g. resisting change of use to housing. Do you agree?** (please tick ✓) (352 responses)

**Summary of the data:** The majority of respondents (96.3%) agreed to having a policy about retaining retail in the village centre.

A variety of reasons were given, including the following:

- Keeping the heart of the village
- Accessibility
- Essential for those without cars
- The population of Acle is growing
- Norwich and Great Yarmouth are a considerable distance away
- Central to the community for socialising, focal point
- Encourages people to shop locally - good for the environment
- Part of a thriving village
- Jobs in the village
- Part of the village character, 'village feel'
- Support to local businesses
- Tourism/visitors

**Action:** Feed into policy about the village centre/retail.



## Please give reasons

### Raw data

- A more affordable convenience store like Tesco express would be great to see, coop is too expensive
- A retail area should be built at the entrance to the village. When all the useful shops/business left these premises all that moved in was charity shops and convenience stores in Acle we have four places to buy milk from why? Shops and businesses won't move to Acle no parking is available. But a small retail area would work if there was parking.
- a variety of people (especially the elderly) need to have access to facilities in the village - it also helps the local economy
- A village is only a village, rather than a dormitory, if it has a heart. The heart is where people go to shop or other commercial purposes
- Accessibility
- Acle centre should be the community hub of the village. More retail units and enforce limited parking to provide shoppers access. Acle has become a park and ride and lacks enforcement
- Acle has a lot of older people who no longer have a car so try to shop as much as they can. As some struggle to get on a bus to go to Norwich or walk from Yarmouth bus station - where shops are cheaper and have more choice.
- Acle has the number of residents to sustain a range of local businesses, whilst people will still travel to larger shops in Great Yarmouth or Norwich when they need a lot of items, a well-stocked and reasonably priced local option would reduce unnecessary car journeys.
- Acle is a hub serving quite a large area. Having a good range of retail brings people from local villages into the village and attracts home purchasers.
- Acle is a village and should be kept as a village and the high street should be its centre.
- Acle is a village. It needs to thrive. Car parking and safe walking round the village for the stores and cafes vital
- Acle is great as it is
- Acle must have retail for the locals and for tourism. We do not need more charity shops
- Acle need green grocers and wet fish shops
- Acle needs it's own shops to cater for it's expanding population - without shops the centre of Acle will be dead.
- Acle needs more infrastructure for more housing
- Acle NEEDS more retail outlets AND IN particular no more undertakers OR charity shops. This is VITAL.
- Acle needs more supermarkets
- Acle needs retail outlets
- Acle needs shops. Food especially. Co-Op not sufficient. Plus a household type of shop too

- Acle needs to keep as many local businesses going as possible to generate income and keep tourists and locals visiting and community life.
- Acle only has a small retail area so needs to keep that for current shops
- Acle residents need reasons to shop locally and make use of the lovely high street we have
- Acle retail is used by most local villages.
- Acle should encourage shops of all sizes in the village, not just co-op.
- Acle was a good retail area, now needs more cheap shops to encourage business in to town. Acle needs to be rebuilt as a shopping/service centre
- Additional development will require further retail opportunities for growth
- Already have limited shops. Need a larger shop - Lidl/Aldi
- Although Acle was once a thriving village, in my opinion it is now a commuter village serving Norwich and Great Yarmouth. It would be difficult for new businesses to survive
- Any new houses will cause problems for medical centre, schools and more retail shops will be needed
- As Acle is planning on getting bigger we need more shops, bigger schools and bigger doctors. Co-Op needs competition
- As the population of the village grows, it would be good to see promotion of the use of small businesses, this saves people having to get in their cars to travel for amenities.
- At the moment, The Street in Acle looks really run down now The Chocolate Box has moved and the chemist is very poorly equipped
- Avoids needs to travel outside the village
- Because both Norwich and Gt Yarmouth are 10 miles away and as large numbers of 70+ exist, public transport is not always practical and taking car journeys not helpful to climate change and road congestion
- Because it is essential as the village grows in size with housing to have enough local facilities.
- because its needed for elderly persons with no transport
- Businesses struggle to be sustainable, over past years many businesses have closed
- Buttons, Crumpsey and Billy Moore the butchers, The Singing Kettle restaurant. Roy's, Militance and Another ironmongers, a TV shop, the Choc Box and Post Office plus the Nursery up South Walsham Road and Mr Read the shoe repairer, 2 banks and 3 petrol stations.
- Central community. I can't drive out of town.
- Community feel and don't have to rely on cars
- Community, reduce carbon emissions by ability to walk and shop, self-contained village community, we need Bank!
- Convenience, community feel
- Definitely retail!
- Encourages community socialising creates income for the village and brings visitors to the village
- Encourages people into centre and can then see what else is on offer
- Encourages people to shop locally, good for environment and employment
- Ever increasing population
- Facility for Acle residents without cars and for shoppers from outer villages; helps keep a community rather than a dormitory; local employment; reduces car use.
- For people relying on local retail, choice is very limited...
- For the village to thrive, it needs shops e.g. hardware, craft, boat chandlers
- For those that have no car being able to go to the shops without the need to use public transport
- Gives a sense of community with people in the village
- Good amount of shops at the moment and wouldn't want to lose any
- helps residents support local businesses

- Housing is needed
- However, space must be given to parking so that parking on the high street is banned (apart from blue badge holders)
- I think it is good for tourism given Acle is often a stop for boat holidays. Retail and cafes would also boost local jobs. With a good range of shops it would attract new business in
- I think we need more housing but also need the retail shops to go with it
- If people don't have transport then able to access retail in village centre
- If retail is not retained the village will only decline and fall into a dire state. Increasing and improving retail provision is essential.
- If the parish council wishes the centre of Acle to remain a retail hub, the parish council should consider lowering (where able) rent or taxes on retail. Making sure the residents with mobility issue or those who wish to walk to a shop and buy the essentials, can do so. Rather than turning Acle into a commuter village with little to no community.
- If the Parish Council/Broadland Council push for further development there needs to be shops in the village to provide services for the people who come to live here.
- If the village is to grow in population we need more retail services not less
- If there are more houses we'll need more shops
- Important to keep local, independent retail. Provides community and employment
- In principle I do agree but the issue is that you cannot force people to run shops that struggle to make a profit. The way of things these days is either to buy online or visit the major retailers in Yarmouth/Norwich. Therefore the policy will just lead to places being left empty.
- In the village, people without cars find shopping in the village easier. As much variety as possible and independent shops
- in theory yes but rents in this age of online may make it difficult to fill retail locations
- In view of the proposed housing expansion, we will need a thriving "village" (town) centre.
- It is difficult to attract new businesses into The Street. It should be up to the property owner to use their property how they wish
- It is helpful to an older generation, rather than being forced to travel to Norwich/Great Yarmouth
- It makes sense to centralise general retail in the village, especially due to having parking restrictions in this area. If more residential property is made available in the village centre, residents parking will need to be made available.
- It needs it
- It needs to be lively and attractive to visitors and serve the community.
- It needs to be this way
- It reduces the need to travel further afield
- It will be dead- the loss of the coop shop has ruined the village centre and also allowing Cumpsty/flower shop to be turned into a home for children
- It will make it easier and quicker to complete all shopping.
- It's good to still have as many retail places here as possible to make it most accessible for those that live here like me that would struggle to go further due to accessibility issues.
- It's the heart of the village!
- Keep the high street alive
- Keep the old market town feel
- Keeps the village alive, provides employment, brings outside villagers in, don't need to go out of village for shopping etc, less use of cars, environmentally friendly
- keeps village self-sustained

- Large elderly population who need local shops
- Limited choice of shops now, this would become even worse
- Lkrsons and Kir, lands for wool, fabric, nick knacks etc, Hewitt, Cripsey, Paulettes and Mrs James hairdressers/barbers, s
- Local aging population needing retails in acle
- Local amenities are a valuable resource to our community
- Local residents need to be able to access shops. Also serves as a community hub
- Local shops and amenities are crucial to a village
- Locals shops need to be supported.
- Low income jobs should be employed locally. Local produce can be sold locally
- Makes people visit, useful for residents
- Money to stay in the village
- More housing in centre would ruin our village feel
- More people - need more retail outlets
- More retail in village centre to encourage local hopping - we need to discourage out of town retail shopping
- Most shops, cafes, takeaways, other Business' is currently there and it's currently a thriving a hub.
- Must keep as many jobs as possible the village.
- Need a reason to walk, keep community feel to village and to keep jobs local
- Need food shops for local older people
- Need to keep (and increase) retail facilities within the village to provide employment and reduce the reliance for car travel elsewhere outside village to purchase goods and services.
- Needs more for Taurus and locals want to shop local
- No more houses
- Not commercially viable as a policy. This would need to be supported financially to reach economic equality with potential residential values. Small retail decline is bigger than an Acle problem and this is due to a lack in demand for such services. The Parish has already invested too much into high street commercial premises at likely beyond market value purchase prices, when funds could of been used to support services more in demand such as pre-school facilities
- not everyone wants to go out of the village to shop, shop locally where possible
- old, listed unique buildings
- Out of the village.
- Part of Acle's appeal is it's high street and local businesses. With the population increase that will come with the new housing estates there will be an increased demand for retail and other businesses in the village. We do not need to lose any more retail premises to residential.
- People need things. stop forcing people to travel to city's for simple things. Cost of travel goes up. Cost of being in acle goes up just so land owners and developers make money, while village life goes down
- People need to shop locally if no transport
- Population is increasing but we have more charity shops than anything else. The street is part of Acle's history and should be protected.
- Reduce need to leave village. Support more generations to stay in village if residents don't need to drive.
- reduce need to travel elsewhere for shopping etc
- Residents need shops, solicitors, estate agents, accountants. Creates a hub of village life
- Residents should have the amenities required so they do not have to travel to city to get necessities
- Retail (supermarket, butchers, greengrocer, bakery etc) give a focal point to a community and encourage local shopping rather than using the car to travel further afield. Note: We have enough coffee shops and charity shops.
- Retail adds to our community.

- Retail helps attracting people to visit. Looks nice if busy with a variety of shops
- Retail helps the high street thrive and keeps a community feeling
- Retail in a village centre is much of what makes a village a village
- Retail is being forces "out of town" even in Norwich. To keep essence of our village there needs to be shops/services in walking distance
- Retail is important for basics to continue as we get older, taking away some retail will mean travelling more to shops.
- Retail is important for the older people in village being able to walk to shops
- Retail makes the village what it is. look at other surrounding villages like stokesby, rollesby repps they have lost their identity.
- Retail outlets would make Acle more attractive for residents and visitors. No more charity shops
- Retail should be actively encouraged . This provides life to the village, fostering a sense of community. It is also environmentally friendly, reducing the need to drive to Norwich or Yarmouth. E.g. Wilkerson's hardware store is greatly missed as this was a place to buy hardware essentials, avoiding a trip to e.g. B&Q
- Retail should not mean too many charity shops and please no vape shops or tattoo parlours the big problem holding back football is poor parking
- Retail yes, but light industry is not appropriate
- Retailers local people to shop locally if they can't or don't want to travel further field
- Retain the community feel
- Retaining and increasing use of building in the village centre would encourage locals to shop - a greengrocer and baker would be good! We don't need any more charity shops and beauty parlours
- Sadly the village has lost all that although it has grown beyond all recognition.
- So residents of Acle can walk to the shops and buy all they need
- Such a large village needs to cover basic needs of it's residents. Means residents can do things locally without driving, creates a sense of community.
- Support local businesses. Community spirit - shopping/meeting people etc
- That's what new housing is for - keep local business, it helps develop communities!
- The amenities provided are vital to maintaining employment opportunities and business opportunities. They would enhance this village and benefit each of us
- The area from the Coop store to the butchers on Old Road, including the village green, should be used to encourage retail/commercial to encourage visitors and tourists
- The centre of acle has a nice village hub and allowing this to be changed into housing will kill local village community and the lovely hub we have. We have lots of independent shops and businesses and it would be a shame to lose that to housing.
- The High Street needs to be more vibrant and more independent shops with more character
- the High Street retail area is very important for a village like Acle
- The retail centre is one of the attractions of living in Acle
- The retail premises are important to the residents, especially the less able and elderly members of our community
- The shops in the village are the hub of the community. It is also better for the environment having shops you can walk to. Supports local businesses
- The shops that we do have in acle are on time limits, so reducing that even further by turning ex shops into houses would be pointless.
- The street needs to be the hub
- The street should be the hub of the village
- The village centre is the hub of the community which keeps the village alive
- The village centre needs shops . This will keep the integrity of the village & the value of properties.

- The village centre needs to be alive. A more 'local' pub would be great instead of an expensive restaurant style one
- The village centre should be the heart of the village. Independent shops/businesses should be encouraged - rents should be reasonable.
- The village centre used to be the core of the village and was busy with plenty of shops, Rix, Harpley's and Kirklands sold groceries; Jewellery and Mathew's were the bakers; Wikipedia
- The village has lost its charm. We need more independent retail in the village to encourage more visitors. A bakery would be good
- The village needs a focal point which retail provides
- the village needs its retail otherwise we are cut off
- The village will die without retail outlets
- The village will die without shops/cafes
- There are a lot of elderly residents that rely on the village shops, especially non-drivers
- There are a lot of people who can't travel far so it's very important to keep the shops
- There is a good mix of retail and this shouldn't be reduced
- There is a lovely selection of shops in the village and would be a shame to lose that and force people to shop
- There is hardly any decent shops, so an increase would certainly be welcome
- There is no quality retail in Acle - where is the green grocers, bakers etc... we could work with farmers to sell their products locally. Whoever approved the recent Premier shop should be questioned. Take a look at the unhealthy food they are selling!
- There will be enough housing provision need to retain business to supply the needs of residents
- To attract visitors from outside Acle and to stimulate locals to shop in Acle
- To create a centre for the community, keep jobs and commerce in the village
- To keep acle's economy thriving and to keep amenities for residents
- To keep centre of Acle vibrant. So people don't have to travel for all shopping needs
- To keep local retail as much as possible so residents can shop locally. Solution could be retail on ground floor with residential above
- To keep the village centre active, plenty of villages have lost shops and pubs that have left them empty
- To maintain a lively centre with shops or services providing essential needs day-to-day
- To maintain a village feeling, we need shops where people would meet and make individual connections
- To maintain the 'village feel' rather than a dormitory place for commuters
- To save driving, car fumes etc
- To save people needing to go to Norwich or Gt Yarmouth for items
- to support the elderly, and to encourage local shopping
- TOO LATE - ALL GONE
- Too little retail outlets in the village
- Tourists from boats expect a good retail plan when they walk up from water
- Variety and easy access for people with disabilities
- Very difficult for shops because of online shopping, thanks to Covid
- Village centre is the heart of the village. It would provide more facilities for visitors and residents to ensure village provides everything
- Village centre is the life of the village. Without retail the village could die.
- Village is so big now that it needs retail shops so handy for the elderly who cannot get into town.
- Walking to the Post Office, shop, doctors, chemist and cafe gives both exercise, fresh air and an opportunity to talk to people. The library as a meeting place

- We are a tourist destination. Let's make it a village people want to visit and spend money in. Encourage new and varied businesses to open up.
- We are a village and need local shops for those who cant travel out
- We don't have enough supermarkets now , I have lived here for 25 years and the retail decline is very sad. There is not much sense of community anymore.
- We feel the current retail should stay as it is and not be changed
- We had more years ago - BUT the council buy up everything in the village (don't want any competition for Co-op - sorry). All we get is solicitors, funeral parlours, estate agents etc. Just remember we don't ALL have cars or able to use bus
- We have already lost many useful shops for the high street
- We have lost both banks and gained two charity shops! We cannot afford to lose any more retail premises. We are in urgent need of another supermarket. Help to keep people shopping locally
- We have to go to Norwich or Yarmouth for a lot of things, it would be convenient to have more variety in Acle and make the village centre a destination to go.
- we need a centre for the village, must be retail or village will die
- We need Acle to be a vibrant community rather than a dead large dormitory village. This requires shops, services, businesses. At present there are too many charity shops.
- We need more retail shops, offering a wide selection of retail outlets
- We need more retail, not just food shops
- We need more shops. Plus smarten up the current ones
- We need more variety of shops in Acle
- We need shops and businesses or Acle will die. Less charity shops.
- We need shops if more people going to live here. we need a good chemist. the one we have is no good, never open, always shut at short notice
- We need shops that sell food and our Post Office & Chemist
- We need to keep the village Centre to provide work and shopping facilities for local people
- We need to keep village centre shops etc.
- we need to retain a good choice of local independent shops in Acle to give people choice BUT we do need another supermarket
- We need to revitalise the high street and give new businesses e.g. a bakery, a pub - more chances to establish themselves
- We needs the shops given that there are a limited number in the village, the nearest supermarkets being Gt Yarmouth or Norwich
- We used to be a thriving market town, now it's a desert!
- With possibly more housing, we will need more shops not less!
- With the addition of further housing, availability for more smaller independent retail businesses (and not just barbers/hairdressers/nail parlours etc) to be established, make it a market town worth visiting for shopping which will also improve the economy for the village too
- Without a village centre there is no heart to the village
- Without local retail people have to travel and it then destroys the community element
- without retail Acle will become another dormitory village
- Without retail you have no community
- Without retail, Acle will become a dormitory village
- Without retail, why would anyone visit a housing development?!
- You have already done this

**(Question 11) Is there any land in the parish that would benefit from development/change of use e.g. brownfield land?** If so, please list possible sites.  
(128 responses)

**Summary of the data:** Respondents gave a range of ideas, including:

- Acle Sale Ground
- Near the railway station
- Area near the chip shop (between Travelodge and Fish and Chip shop on New Road)
- Back of Horners
- Damgate Park
- Hillcrest/Beighton Road
- Field near western slip road into Acle roundabout/Leffins Lane. Land off Leffins Lane
- Land opposite the new St Edmunds estate
- Maverick Engineering on New Road
- Next to high school
- Reedham Road site presently occupied by Rhino as a builders merchant
- The empty building next to the Rectory
- The land behind the chemist and old Lloyds Bank
- Plot of land next to Acle Garden Machinery

**Action:** Feed into policy regarding potential development sites

#### *Raw data*

- Acle Sale Ground - now it's moved online, sale days are over. Prime location for housing.
- Also near the railway station.
- Any infill space
- Any unused land should have trees on it and wildlife
- Area around where the chip shop is
- Area between Travelodge and Fish & Chip shop on New Road
- Auction site (all sales now online, Thursday market no longer there)
- Back of horners, may be used for community owned park and ride with parking spaces covered in solar?
- Behind Travelodge
- Being unaware of the delegation of the land around Acle to which piece is brownfield land or green field or other; means I am unable to answer your question without more information.
- Bigger play area next to library (to replace small Sure Start area)
- Brownfield sites has got to be used in preference to greenfield sites - we cannot keep papering over farmland
- Brownfield sites should always be used first before building over green belt sites and valuable, irreplaceable farm land
- Can't think of any but the fields are being built over at an alarming rate. What is your policy on food security? Agricultural areas should be protected. Why do you not give enough room to write? I don't think you actually want or value our answers.
- Could a slip way to the A47 not be added to the roundabout on the north of Leffins Lane? This slip road would allow traffic to join the A47 eastbound, meaning traffic from Acle going to Yarmouth or Flegborough wouldn't have to go through the village which causes congestion.
- Couldn't the car parking area be metered for bus users, to the benefit of the parish?
- Damgate park changed into a scout hut
- Don't know
- Don't know
- Don't know
- Don't know
- Don't know
- Don't know



- NO - SAVE THE WILDLIFE HABITAT
- No - too much development already
- No more building
- No more housing
- No none
- No.
- No.
- No.
- No. Leave it as it is
- NO. Our schools, doctors surgery, dentist are overburdened, and standards are dropping as a result
- None
- NONE
- None
- none that I am aware of
- None that I know of.
- None. There are already too many people in the village for the doctors surgery and dentist where appointments and services cannot be supplied properly. Also due poor traffic control a main road is a no go area at school pick up / drop of times also the main high street with parking bays near the Chinese/ church can make the difficult to navigate at busy times adding more houses will just create a grid lock.
- Not aware of any - perhaps on the contrary - Rhinos for example is a brilliant facility to have on our doorstep, it would be tragic if they moved away for the site to be redeveloped.
- NOT farmland - we need food grown locally "farm to fork"
- Not in our opinion, there is enough development.
- not known
- Not known
- Not known but there appears to be enough development being planned already
- Not really, most patches of land have been used
- Not sure because need to prevent flooding risks maybe the site where fish and chip shop is behind Travelodge
- Not sure but close to train station more lighting
- not that I can think of
- Nothing to east is suitable
- Off New Road next to Acle Chip shop.
- Only around Horners auction site and to the back and side, near the coop
- Please keep agricultural land in use for farming
- Railway sidings
- redundant parts of the sale yard
- Reedham Road site presently occupied by Rhino as a builders merchant
- South side of slip road
- Spare land should be turned into gardens/parks
- Springfield play area to get trees promised 6 years ago! Plant trees in green areas.
- Swimming pool
- The area between the Travelodge and fish shop is currently overgrown and any spare land on the old railway sidings should be considered for commercial/retail use
- The area the other side of the mini roundabout off leffin lane where the old road to Bighton road used to be before the bypass
- The bowling green in the social centre should adapted for multi-purpose use.
- The empty building next to the Rectory (Houses? Flats?)
- The empty lot next to the Travelodge on old road. Also the old Pedro's site, retaining ample car parking there open to everyone, for better access to the river as it's too far for many residents to walk.
- The hard surfacing of Mill Lane from the back of Acle High School to Windle to give an alternative exit from Mill Lane avoiding the current narrow entrance/exit

- The land behind the chemist and old Lloyds Bank.
- The narrow strip of farmland running parallel with the A47 from Beighton Road towards Lingwood, and the triangle section between A47, Acle Slip road and Leffins Lane on the mini roundabout at St Edmunds Park. The rear section of Horners Saleyard that no longer seems to get used. These are smaller land parcels, and would allow more natural developments close to the road network and railway station
- The piece of land between the Fish and Chip shop and the Travelodge
- The plot of land next to Acle Garden Machinery
- The proposed new cemetery (complete waste of land to dump bodies, at most a cremation urn site)
- The sale yard for housing, triangle of land near mini roundabout as you come into Acle from Norwich, the land by Travelodge, parking behind high street shops
- There are yards at the back of some retail premises that possibly could be used for car parking.
- There is too much house building going on and little or no real employment so newcomers will have to travel for work
- There seems to be disused land at the side of Horner's Auctioneers, would that be suitable?
- Unused land at Horner sale ground it's an eyesore
- Upgrading Damgate development"
- Use behind the chemist for parking (not all day!!) its centre of town and will help businesses
- Use brown field sites
- We'd love to see some small plots of land allocated to affordable self-build options
- Where is the brownfield land? How about maintaining the Weavers Way walk (not been managed for ages) to attract wildlife?
- yes - there is land off of old market close, currently overgrown / marsh land about 2 acres in a triangle along A47 down to the roundabout. Owners would be keen to develop and donate a portion to the village for social housing/recreational use too.
- Yes, HORNERS saleyard largely redundant
- Yes. Monies Farm has large paddock

**(Question 12) Which buildings or features in Acle do you feel have significant local heritage value due to their age, rarity, aesthetic interest, archaeological interest, historical association, landmark status or social and communal value?**  
(214 responses)

**Summary of the data:** St Edmund's Church is the most numerous response. This is a listed building. Those mentioned include the following:

- Allotments
- Auctioneers
- Beighton Road houses
- Bridewell
- Bus stops
- Calthorpe Cottages
- Church Hall
- Coburg House (former telephone exchange)
- Community Centre
- Coop
- Crossway Terrace
- Damgate Woods
- Elm Tree area
- Fishley Church
- Folly tree
- Footpaths
- house above and attached to Goodley Financial Services (used to be a carpet shop)
- House on the corner next to Scooters Cafe
- Ivy House
- Jubilee Wood
- Kinds Head
- Library
- Manor in centre of village
- Market
- Medical centre
- Methodist Chapel
- Old Police Station
- Old Rectory
- Pharmacy
- Pill box
- Playing field
- Post Office
- Public toilets
- Pyebush House
- Queens Head
- Recreation Centre
- Recreation Centre
- Recreation Centre
- Roman, Damgate and Jubilee Woods
- Social Club
- St Edmunds Church
- Sundial
- Swallowtail
- The Limes
- The prison
- The Street
- Train station
- Village Green
- Village tree



- All those already listed should be kept - plus parish room
- All within the original Acle footprint from 200 years ago
- Along The Street as above
- Any views of the church
- Around the Church as above
- Beighton Rd houses nearly 100 years old 1926, Manor House, church, pubs
- Buildings in the high street
- Church
- Church
- Church
- Church
- Church
- Church
- Church
- Church & allotment.
- Church of St Edmunds, any listed buildings, the village centre
- Church War Memorial old houses along Crossway Terrace on South Walsham Road
- Church, at present not accessible to people in wheelchairs. St Edmunds has steep steps in.
- Church, Bridewell, sundial, Jubilee Wood, The Street is full of history but not apparent to visitors
- Church, church hall
- Church, church hall, Methodist chapel, Kings Head, houses and shops on high street should be listed, community centre, the auctioneers and market, grade 2 listed buildings
- Church, Damgate woods, social club, library, social club park, Damgate park, Queens head building
- Church, library, woods, Bridewell, village green, rec centre, Ivy House and Manor in centre
- Church, Manor House
- Church, Manor House, Ivy House
- Church, marshes
- Church, Methodist chapel, recreation centre, bus stops, train station, post office, co-op, pharmacy, medical centre
- Church, Methodist church
- Church, most of the village centre
- Church, older buildings in high street, village tree, pub
- Church, pill box, the green
- Church, pub (Kings Head) and pill box
- Church, railway station, housing over 100 years old
- Church, social club and surrounding area
- Church, the Bridewell, housing along The Street and Acle centre
- Church, the green, the Kings Head
- Church, train station
- Church.
- Church. Allotments,
- Church. Kings head. Recreation centre. Railway station.
- Church. Old buildings around the green. The recreation centre. The library.
- CHURCHES
- Churches
- churches and halls
- Churches, community centre, library, tennis courts
- churches, social centre and library
- Community centre and playing field - why not make parking at the community centre chargeable for non-residents who use it to get the bus to Norwich?
- Fishley church

- Folly tree
- Folly Tree, the church and church rooms, the prison, cattle market - keep and reinvest
- Footpaths to Upton. Currently badly maintained (if at all) and farmer ploughs over - this also allows access to Acle from Upton. This footpath is also used frequently by tourists so important
- High street, local pubs
- High street. Large trees in centre of village.
- Houses around the Green and along the street in the centre of the village
- Houses round the village green
- Ivy House and Queens Head
- King's Head, church, shops in The Street
- Kings Head
- Kings Head
- Kings Head - historical coaching inn
- Library, Social Centre
- Listed buildings near Folly Tree - Ivy House
- Main street needs to retain its character.
- Manor House
- Many houses on The Street and going towards Damgate. Pillboxes
- Many of buildings in the village centre
- Many older private dwellings in village centre, particularly Coburg House (former telephone exchange).
- Most buildings along the street & the green. The village sign & the large tree by the dentists are also attractive.
- Most buildings could do with a nice paint. Variety of colours, nice and smart and clean.
- Most of the buildings along the street are very easy on the eye
- Most of the buildings on the Street & part of Old Road
- Most of the older buildings
- Most of the older buildings, the church ,the memorial
- Most of The Street, Bridewell Lane and Monument Green area
- Most of the village centre is of heritage value (although Folly House, the flats above and the flats above the barber opposite can go! Classic mid-century thoughtless design)
- Most of the village has historic interest in one way or another. We should cherish older properties.
- n/a
- None
- None
- None, other than the church maybe
- Obviously the Church and Church Hall, plus all the buildings along the Street, including the Post Office. All the properties around the Green and the Old Rectory. The public toilets and bus shelter.
- Obviously the church but also key buildings such as the manor house, ivy house on the green/ folly tree and the bridewell. pyebush house.
- Obviously the church. The pillbox built into the house on the corner of Old Road. The other pillboxes around the village. For communal value obviously the social centre
- Old coaching inns around the Elm Tree area
- Old police station
- Older houses, church, shops, communal halls, recreational areas
- Only the church
- Our church and church yard, our woodlands, houses around, adjacent and close by the village green, (?) 150+ years old
- Parish church and old buildings around village Centre

- Pill boxes, the pub and old houses/shops
- Pill boxes. Acle Steak (King's Head). Roman, Damgate and Jubilee Woods.
- Police station, church, social club, train station buildings, library, schools, church hall, health centre
- Police station, high street, social club, church
- Post boxes, Church, the older houses in the village
- Queen's Head
- Railway station
- Recreation Centre - social and communal value"
- Recreation Centre needs to be retained, and potentially extended, none of the current grass areas should be built on - all local woodlands and open areas need to be retained and maintained for their communal value.
- Recreation centre, church, graveyard, pillbox's
- Recreation centre, listed buildings in the village centre, churches, high school, pubs, sheltered housing
- Recreation centre, playing fields
- Saint Edmund's Church and social Centre for communal value
- Several buildings (homes/offices) in the centre are of aesthetic interest
- Several buildings in the high street
- several in the street are 16th/17th century including pubs, shops and private homes
- Several premises along High Street
- Should know already - church etc
- Social and communal values the library
- Social club and recreational area e.g. playing fields, tennis courts, children's bike play area and swing parks. Plus folly tree opposite dentist
- Social club, library, church, Methodist church
- Social club/ rec centre, Barclays building, high-street buildings
- Some of the key sites in the village with significant local heritage are the Second World War sites such as the pillboxes. These should be maintained as they will slowly be lost over time, not just on a local scale but also at national level. These also serve as a tangible reminder of the village's part as stop-line during the Second World War. Planners should also regularly consult already established lists of heritage assets such as the Norfolk Historic Environment Record and Historic England's national list. This will help to preserve built heritage such as thatched buildings, the old police house and the church as well as unexcavated archaeological sites. There is high potential for archaeological sites from multiple periods surrounding the village. These sites should be protected, however there is often a need to balance housing and the protection of heritage assets. Something that could be considered is the donation of archaeological artefacts from developer led excavations to the village for communal value and for education on the history of the village. For instance, if new commercial or retail developments are created, these could contain a display of finds found during the excavations ahead of development. There should also be a consideration of what site could become heritage assts in the future. For instance, many village halls have been a focal point in the community and often had long history. These are not routinely protected under current legislation, but consideration should be given when deciding to redevelop or knock down buildings of this type.
- St Edmonds Church and village centre
- St Edmonds Church
- St Edmonds church
- St Edmonds church
- St Edmonds Church
- St Edmonds church
- St Edmonds Church
- St Edmonds Church
- St Edmonds church

- St Edmunds Church, Acle recreation centre
- St Edmunds church, all buildings older 1900 protected and listed, all buildings built to look after OAP and disabled to become protected by listing etc, list the police house to prevent flats or unsuitable development
- St Edmunds church, Methodist church, Swallowtail, sports centre
- St Edmunds Church, Social Club, Kings Head pub, Swallowtail Place, surgery, library, Methodist Church
- St Edmunds church; a round-towered church (nationally rare!) in the very centre of the village.
- St Edmunds, buildings by Village Green.
- St. Edmund's Church; the Green
- Tall trees on Old Road (former Copland estate)
- That will be one for the planning authority
- The auction rooms
- The bridewell, the recreation Centre and schools
- The bridewell' the building currently being allowed to fall into disrepair. Most of the other historic buildings are well maintained.
- The buildings around the green in terms of aesthetics. Church due to communal value
- The church
- The church
- The church
- The Church
- The church - War Memorial
- The Church and buildings on the street mainly.
- The church and church hall
- The church and local pillboxes.
- The church and most of the buildings in the high street
- The church and old properties.
- The church plus farm land to keep with being in countryside
- The church, riverside and the high street.
- The church, the green
- The church, the older houses along Norwich Rd and along the Street in the village
- The church.
- The church. Folly tree. Pillboxes.
- The church/church hall, The Kings Head (steak house)
- the churches
- The existing and "old" pubs and the cottages around the green
- The Folley Tree, The King's Head, St Edmund's Church.
- The green
- The high street shops and pubs
- The Ivy House, the old B&B on the green, Calthorpe Cottages, the house on the corner next to Scooters Cafe, the house above and attached to Goodley Financial Services (used to be a carpet shop)
- The King's Head PH
- The library building, the library, Childwall House, Ivy House, The Bridewell, The Manor House, St Edmunds Church
- The library of value to all ages
- The Limes
- The Manor House
- The obvious such as the church but also the street, has a nice feel to it when it's a bit busier
- The old Bridewell House needs preserving
- The old carpet shop, fire station and the old police station.
- The old police station.
- The older properties in Acle

- The parish Church
- The parks, playing fields and recreational sites
- The past should not stand in the way of progress
- The pillboxes, many buildings on the high street, old and new road that are of certain age.
- the prison and house (PJ - added Bridewell)
- The recreation and social centre next to the Acle medical centre has, in my view, a high social and communal value
- The recreation centre is a valuable asset to our community. Our churches are also important. The green is also a loved feature of our village.
- The recreation centre, library and surgery have worthwhile community value"
- The Street
- The Street and church
- The Street and the area around The Green
- The street and the green and the folly tree
- The street lamps in the main street, the church, any historical building should be protected
- The street, recreation centre, playing fields
- The streets in Acle centre with older houses
- The tree on the green, all the buildings in the street, the church, millennium woods, social club area and field, Acle bridge and dike
- The village centre and Rec centre
- The whole high street around the village green area is important and it should stay as it is, Church shops house etc. and any new frontage should be kept in caritor with the village
- The whole of the high street, the building lining it, and the green area
- The whole of the Parish is essentially of value
- The woods"
- There are a number of well-designed properties in the street, largely well maintained but they need to be used to maintain that status (hence my comment in 10)
- There are many historical buildings. The Bridewell is being allowed to fall down - shameful
- This seems like an outdated question as the majority of architectural interest, historical association or local heritage have been demolished or sold and demolished. Case in point the Police station with is going to be more unwanted housing rather than a, I don't know, an extra health centre plus police or pre-school or small business offices centre. As it is a beautiful 1930's building and deserves to be kept as such.
- Those around the village green
- Toilets
- Too late - most buildings have already been developed or changed - the church is about the only thing left!
- Train station. All old buildings
- Type 22 pillboxes, memorial recreation centre, St Edmunds church, Fishley church
- Various houses in Acle e.g. Ivy House, Manor House
- Verges and trees. Why does the council allow developers to remove these
- Village centre
- village centre, along the street and Church
- Village centre. Should be sympathetically retained and maintained
- Village green and roads leading to it, the church and memorial. Regarding communal value, we think the social club building is invaluable for the village.
- Village green and surrounding buildings
- Village green area
- Weavers Way
- Woodland walkways - Damgate Woods and Jubilee, St Edmunds church

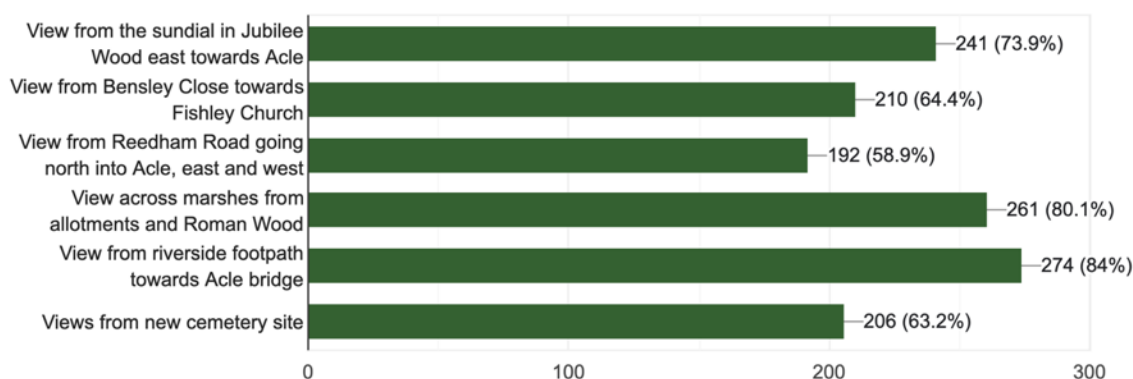
- WW1 pillboxes, The Green

## NATURAL ENVIRONMENT

**(Question 13) Which views in the parish do you think we should try and retain?** (please tick ✓ one or more boxes) (326 responses)

**Summary of the data:** All suggestion were supported. The greatest is for 'view from riverside footpath towards Acle bridge'. A variety of other views have also been suggested.

**Action:** Feed into possible policy on important local views.



### Other ideas, please specify

- A few more footpaths so views can be enjoyed
- Acle should keep all its views of the wonderful countryside - while we are still allowed to have it
- All nature is beautiful, and housing will ruin any views we have left
- ALL THE VIEWS
- All views across fields to Fishley Church and Upton
- Along Weavers' Way and connecting path by railway line to Damgate Wood.
- Any new builds should be low rise to help keep the views around Acle
- Archaeological investigation of the Roman Woods area
- as much as possible
- Beighton Rd across to railways and Station Rd
- Clean the grass verges, off the pavements
- Constable doles
- Damgate
- Don't particularly want to see any views lost but the development decisions have already been made!
- Footpath to Fishley & Upton needs retention AND those across the marshes - Damgate Lane to the Old Road AND of course Jolley's Lane which is a great asset
- Have double yellow lines placed along both sides of New Road to remove the blight of park and ride vehicles causing traffic issues and pollution. Health and wellbeing of residents more important than views!
- How about a (tasteful, timber built) woodland based viewing tower on the edge of the village allowing views out towards the marsh and river
- I feel it is important to retain the current views particularly where these are connected to a recognised footpath. These walks are enjoyed and regularly frequented by Acle residents and visitors and it would be a huge loss to the village if these areas are lost through development.

- It's a shame the view from the sundial in Jubilee woods has already been spoilt.
- Keep all views
- Keep all views and don't build
- Leave it as it is. Why build on boggy land?
- Leffins Lane has already had one lot of development, it would be good to leave the farmers field as it is for the wildlife plus the look of countryside
- Make Acle inviting as many nice views as possible
- May I have a position on the local council please and I will, as an Acle girl, explain how we can preserve our village for our children
- New cemetery to Fishley Church
- No burials, just cremation urns
- No more houses/people/cars
- None
- None spring to mind
- Not sure if Acle but all views from Fishley Church are beautiful, tranquil and good for the soul
- Planting of native trees, shrubs, hedges, wildflower area, ponds etc should be incorporated in new development. Retain existing natural features i.e. trees as far as possible
- Please don't touch the marshes
- Retain the central greens within the village
- Roman wood and paths
- Sadly the view from the sundial to the church has already gone due to the new estate. Any views from Reedham Road into Acle would be ruined by proposed Leffins Lane development.
- Stop building houses that no one is buying, loads on the market already with zero interest in them.
- The LIDAR maps show where former dykes, drains etc are to avoid (i.e. opposite houses on Beighton Rd)
- The view from Jolly's Lane across the fields to the bypass and Reedham Roads
- The view from sundial has already been ruined, more houses attached to new estate would not affect the village as much
- The views from Leffins Lane. No one bothers about residents on Oaks Meadow. We are part of the village
- Top two already spoilt by housing and Swallowtail being too high
- Try to retain nice views where possible, but I'm afraid that can't be an excuse for not providing housing if people need it. This is an area of debate that NIMBYs love (e.g. wind turbines) and I can't stand NIMBYs!
- Unable to see Fishley Church from Bensley Close (checked Google Maps street view). I also prefer the view from Acle Bridge towards Acle
- Until the surgery and dentist is able to cope with exciting patient base and the school doesn't bring traffic problems. And the high street needs to be redesign allowing better traffic flow. No new developments should be allowed and then only when the developers pay to improve service in line with what they will cause At their cost and not expecting villagers to pay for their profits
- View from Beighton Road to the west / railway bridge
- View from Fishley Church back towards Acle - beautiful at sunrise
- View from Jolly Lane
- View from Jolly Lane towards Acle
- View from Jollys Lane towards Beighton Road. View from end of dam gate Woods towards the river. Footpath by the road towards acle staithe. Either side of Weaver's Way towards Tunstall.
- View from Leffins Lane
- View from railway bridge towards the Whitehouse
- View from St Edmunds Park towards Jubilee Wood
- View from the sundial in Jubilee Wood across to Fishley Church



### Raw data

- 2 cottages next to solicitors used to flood. Unsure if they do now
- Acle church on the bend
- Acle floods because it cannot cope with rainfall. The whole area floods.
- Acle street since road resurfaced
- Acle village centre at the road bend near the church
- Again, LIDAR maps and the water course that runs from Upton side of South Walsham Rd and passes under the path from the top of Mill Road
- All bridges over rivers, marshes, new estates built in flood area, Damgate Wood, Meadow View
- Beighton
- Beighton Road
- Beighton Road
- Beighton road
- Beighton Road
- Beighton Road
- Beighton Road
- Beighton Road
- Beighton Road
- Beighton Road
- Beighton Road
- Beighton Road
- Beighton Road
- Beighton Road and GP surgery
- Beighton road and under the railway bridge on the road.
- Beighton Road, damgate woods, church corner
- Beighton Road, under the bypass, The Street on the corner by the church
- Beighton Road, underpass Reedham Road, village green car park
- Beighton Road, yet to see if the latest developments have any issues as we have not had any prolonged bad weather.
- Beighton road
- Below bridge under a 47 and railway, corner near Acle Church
- Boat Dyke Lane
- bottom of Priory Close
- Bridge on reedham Road where entrance to damgate woods is
- Brighton road, Damgate woods, church corner on the road
- By all accounts, the issues at Beighton road seem the most reported
- By allotments near Hermitage
- Can't think of any we are aware of.
- Church corner
- Crows Home's Oaks Meadow
- Damgate
- Damgate
- Damgate area
- Damgate Lane
- Damgate side of railway bridge and underpass
- Damgate, Beighton Rd
- Damgate?
- DK
- Don't know
- Don't know
- East of Old Market Close
- flood area I have seen, been along New Road, Acle up to knees
- Footpath coming from Norwich side of train which residents use from Oaks Meadow as no footpath has been put in.

- footpath from opposite Damgate Wood entrance to railway line (by Rhino's)
- footpath from the railway station to Reedham Road
- Footpath towards the train station next to builders yard and under the bridge at the bottom of station footpaths
- Gardens to the south of Boat Dyke
- Hermitage Close
- Hermitage Close - been flooded bad plus if rains hard water from drives/top close/main road all gather in centre close. Plus this estate was years/years ago beach/dykes (some filled in/blocked)
- Hermitage Close & service water drains to the dyke
- I am not aware of any
- I don't live in those areas so no idea, my road doesn't flood
- Jolly's Lane near railway bridge
- Land at Beighton Rd near (Beighton side) the houses and bungalows which have been flooded coming from Cox Hill even way back as far as 1980s
- Land on far side of bridge towards fleggburgh.
- Land to east of BP roundabout and north of river
- Marks & Spencer's garage, Starbucks, Beaconsfield house the street
- Mill Lane, Entrance to Jubilee Wood needs attention. In bad weather, the slope is wet and muddy and slippery.
- Most of what's set on plan can flood
- n/a
- Near Damgate where there is a proposal for further development
- New Road Acle due to increased house building
- New road.
- NO BUILDING should be on FLOOD PLAINS AND Beighton Road is a particular problem with field run off
- No idea
- No information
- non
- None I can think of but this could change if Acle is over developed as we are surrounded by March land and farm land, too much building will not allow water to drain away properly and freely
- Not aware
- not sure
- Old Road to centre of village, under bypass - Reedham Road, exit slip road - Beighton Road/A47
- Orchard Close. Under the railway/road bridge
- Pyebush near cemetery - sometimes so flooded it's difficult to get around
- Railway and A47 bridges
- Railway bridge/church corner
- Rain water coming off Springfield housing estate ran down onto main road and flooded area where fish and chip is, unsure if still an issue
- Reedham road near Rhino's. Jollies lane, near the green as you go to the old road, floods since being tarmacked. Acle medical centre
- Reedham Rd under bridge, Boat Dyke Lane area
- Reedham road
- Reedham road
- Reedham road a47 underpass, The Street outside the church, Jolly's lane at farm buildings.
- Reedham Road under bypass
- Reedham Road underpass under the A47
- Reedham road underpass. The Street by the church
- Reedham Road/Leffins Lane
- Road by St Edmunds (on bend)

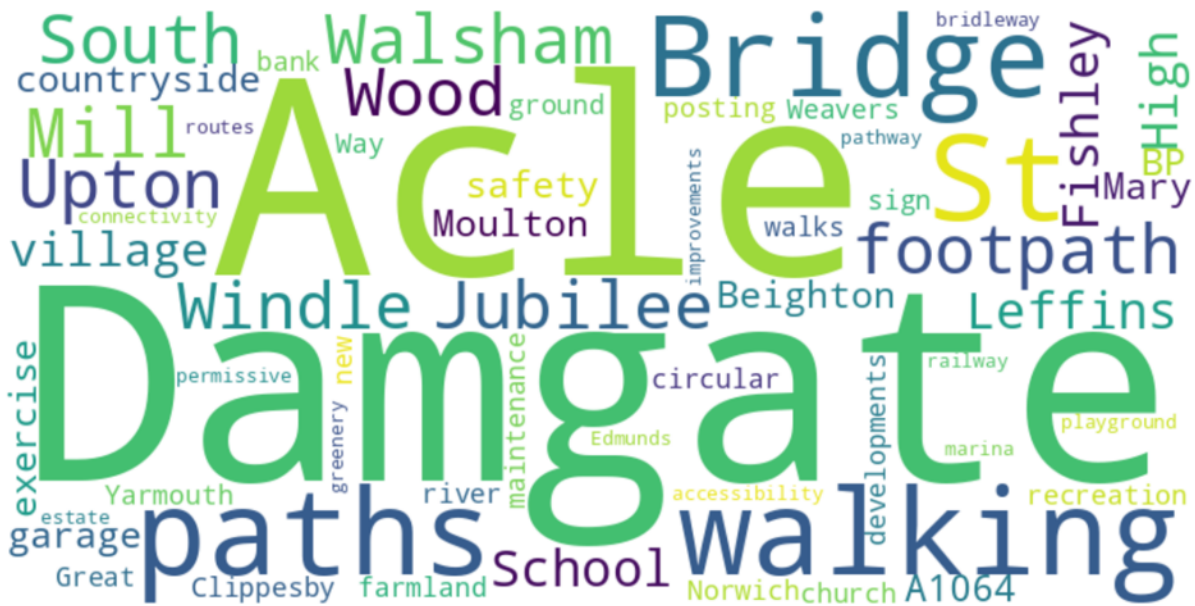
- Road near fish shop, under the a47 bridge underpass, next to church corner, Beighton Road
- Road to Acle Dyke
- Should know already
- Slip roads in and out of Acle to and from Norwich, Orchard Close, Pyebush Lane
- South Walsham Road drains and near church corner
- St Edmunds corner and under railway bridge
- The corner by the Church, next to the Green
- The Green
- The railway underpass and road out towards rhino, will in my opinion collapse at some point there is always water coming out of the walls and road, running into the underpass.
- The underpass on Reedham Road
- This is your job to identify!
- Under bridge near Reedham Road and corner near church, Beighton Road, top of Pyebush near cemetery
- Under railway bridge
- Under railway bridge.
- Under Reedham Road bridge
- Under the bridge on Reedham Rd
- Under the railway bridge, a continual problem
- Underpass in Reedham Road

**(Question 15) If you would like to see new rural footpaths (Public Rights of Way/permissive paths), please specify where.** (123 responses)

**Summary of the data:** Ideas from respondents include:

- Acle to Cantley
- Acle to Clippesby
- Acle to Damgate
- Acle to Fishley
- Acle to Lingwood
- Acle to South Walsham and Ranworth
- Acle to Upton
- Across field between Mill Lane and South Walsham Road
- Beighton Road to Coxhill Road
- Beside high school to Glover Road estate
- Fields by Beighton road play area towards the Whitehouse
- Jolly's Lane
- Jubilee wood to south Walsham Road
- Leffins Lane to Station Road
- Mill Lane to South Walsham Road
- Parallel to South Walsham Road between Crane's suite and Acle Academy
- Pyebush road to Fishley Church
- Riverside
- Sandy Lane Road from Beighton to Moulton St Mary

**Action:** Feed into a possible policy on connections.



Above: Wordcloud generated by ChatGPT. The larger the word, the more it was mentioned by respondents.

*Raw data*

- A continuation of footpath from the top of Mill Lane to the South Walsham Road, beyond the High School, enjoying the countryside views to the West of the Village whilst they still remain
- A footpath from Acle to Upton along South Walsham Rd/Acle Rd and also along Leffins Lane to Station Rd
- A footpath linking the North & South sides of the village, connecting the Fishley/Upton paths with Jubilee Wood/Windle around the perimeter of current farmland. This would create a walking "ring road" with various options around the village. The Weavers Way and Damgate paths could then link with the recently improved Jubilee Wood path, and across to Fishley Church/Pyebush Lane, allowing locals and visitors safe routes to exercise.
- A permissive path alongside the South Walsham Road for school children etc certainly as far as Crane's
- A rural footpath connecting existing Lovell estate with Upton/Fishley going down beside high school
- A walk from Acle to Cantley or Lingwood
- A1064 to BP garage both sides
- Absolutely definitely! A footpath is desperately needed between Moulton St Mary and Acle. It is quite possible to cover the distance on foot or by bicycle, but you'd be taking your life in your hands (as I have done on more than one occasion)
- Acle river bank (right hand side)
- Acle to Clippesby
- Acle to Great Yarmouth - clear sign posting
- Acle to Upton
- Across field between Mill Lane and South Walsham Road, and parallel to South Walsham Road between Crane's suite and Acle Academy.
- Alongside sandy Lane Road from Beighton to Moulton St Mary so don't have to walk on the road"
- Any areas near new developments but they should be well lit
- Any new paths are welcomed
- Anywhere green where a single lady may walk safely

- Anywhere, just love them
- Area across land to north near Warrior Flight next to river
- As many as possible
- As many as possible
- be good to have, I don't walk where not safe, with good lighting
- Better footpaths in Damgate
- Between Acle and Upton
- Between Mill Lane - South Walsham Road
- Circular walks in and around the village
- Connect Beighton to acle.
- Connecting existing ones and making walking off road as easy as possible.
- Don't build over our fields. We use all our footpaths.
- Existing routes require repair and upgrading
- Feel we are very lucky with the paths in place at present
- Fields by Beighton road play area towards the Whitehouse
- Footpath along Leffins Lane
- Footpath along Leffins Lane (Reedham Road through to Norwich Road)
- Footpath beside high school to Glover Road estate
- Footpath down the side of Beighton Road to Coxhill Road so that people can walk safely to Beighton Church and small lanes / footpaths nearby. Acle is really cut off on that side of the village from safe walking and cycling routes once you get to the end of Jolly's Lane.
- Footpath from church road Upton to acle academy
- Footpath from jubilee wood to south Walsham Road to join up with the road to fishley church
- Footpath from Mill Lane to South Walsham Road and safe footway to Upton, new footpath along Leffins Lane - very hazardous walking
- Footpath from Saint Edmunds estate to South Walsham Road
- Footpaths on South Walsham Road from The Windle into Acle so walks can be connected. A footpath over A47 to make Weavers Way walk safer
- From 'toilet' bus stop one by Folly Tree to walk from bus to New Road
- From Acle to Reedham and Moulton, From Acle to South Walsham and Ranworth
- From behind high school footpath to S. Walsham Rd, from Jolly Lane to Norwich Rd
- From Damgate into acle. Current footpath is very narrow and from acle centre to fishley.
- From gravel lane at Mill Road to run alongside Acle Academy to come out opposite the entrance to Fishley Church (Hugh Crane)
- From Jubilee Wood to Fishley Church.
- From Jubilee Wood to South Walsham Road (creating a new woodland area either side). Then onto link up to the footpath from Pybush Lane to Upton.
- From recreation ground (community centre) to river bank without having to go via Upton or Acle Bridge.
- From South Walsham Road alongside Acle Academy to Mill Road/Lane
- From South Walsham Road, running beside High School to New Housing estate.
- From St Edmunds new estate through to South Walsham Road
- From the high school to Hugh Crane
- From the Windle beyond the school playing fields through to the South Walsham Road
- From village to Acle Bridge, both sides of Leffins Lane, footpath to Moulton St Mary's
- Further pathways subject to land development and access
- I would like to be able to do a circular footpath walk up the windle from Mill Lane back via the fields going towards Upton without having to walk on the road as at present.
- I'd just like to see the current paths maintained. In particular the path towards Acle bridge, along the riverbank to the marina.

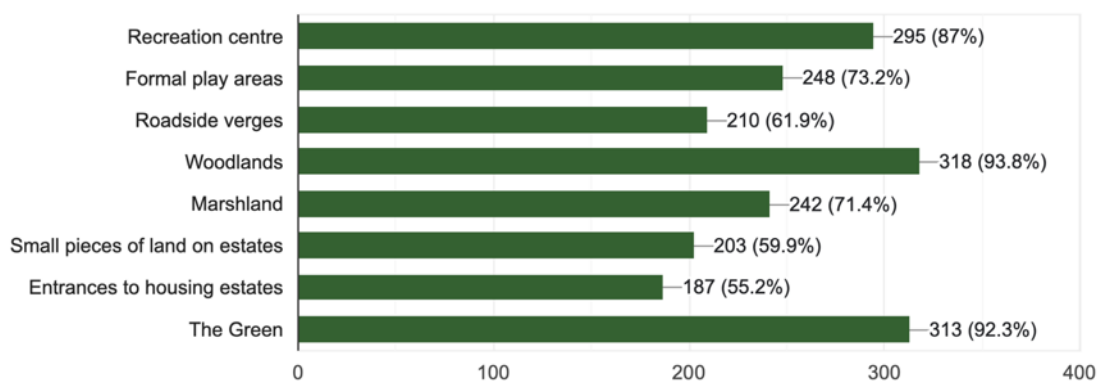
- If possible, (grass along A1064) instead of planters leading to M&S/fish and chip shop have footpaths - have footpaths along main road in Salhouse
- Improve footpath surface across field to Upton
- Improve riverside walk along Bure with proper access for all
- Improve the footpath surface between Acle Bridge and Acle, adding a crossing at Acle's end
- In the wood land around Acle
- Joining up Acle and Acle bridge area
- Jolly's lane and round to Beighton road, it will connect existing pathways.
- Jolly's Lane through to The Hill , it's a lovely walk but dangerous to walk on the road as it's not very wide , I feel a designated footpath like jubilee wood would get used a lot.
- Jollys lane was previously a great walk, the new development will really spoil this, a dedicated footpath from reedham road, along Jollys Lane, and back round in a loop via Beighton road and the a47 slip road would be an essential part of the new development
- Just good maintenance of existing paths
- Leffins Lane
- Leffins Lane
- Leffins Lane
- Maintain all the current footpaths - damgate, Fishley, Tunstall.
- Make sure current footpaths are maintained better and enhanced"
- mardling run Beighton road
- Mill Lane (back of high school) across to join up with South Walsham Road
- Mini roundabout near station to roundabout as you enter Acle from Norwich
- More circular walks from village - similar to the Fishley/Upton walk
- n/a
- None - would like to see the ones we currently have more maintained to make them accessible all year round.
- On the right of acle Dyke looking east. Brian Banham signs are aggressive.
- On/around any new development
- Over the railway bridge to Damgate Lane
- Path from Acle Bridge alongside road to be registered so as to appear on OS maps
- Path from South Walsham Road to Mill lane
- Path to Lingwood
- Paths from Windle down to the school (in the field) and from past reservoir
- Paths joining Acle (Damgate) to Lingwood would be nice. Also Acle to Moulton St. Mary & Freethorpe would make beautiful walks.
- Proper pathway from The Windle to Mill Lane or upkeep of the track/bridleway
- Protect the area across to fishley and the damgate wood.
- Pyebush road to Fishley Church
- Reedham rd towards Moulton.
- Reedham road
- Renew the foot path through Jubilee wood it's so muddy
- safe and dry walking along A1064 towards Acle Bridge
- Should be right of way by the boat dyke
- Some type of path between market manor and the BP garage/ Starbucks
- Something for walkers (off the road) going south from the village towards Moulton etc. A circular walk? Access to the Roman Wood at the roundabout on A47 is dangerous for pedestrians - add a crossing.
- South from Acle, towards Beighton or Moulton St. Mary
- South Walsham Road between Cranes and High School behind hedge at bottom of Recreation Ground to join footpath towards Upton
- South Walsham Road going to The Windle/Upton
- South Walsham Road to Norwich Road.

- South Walsham Road towards Fishley and on to South Walsham and a connection along the A47 towards Brundall and allow walking and cycling
- St Edmunds Park (Mill Lane) to South Walsham Road
- The entire length of Leffins Lane on the northern side
- The footpath between Acle from Pyebush Lane to Upton should be better maintained the farmer does not clear it as he is supposed to.
- There are no footpaths on the south side heading towards Beighton, walking on Jolly's Lane can be unsafe.
- This is a village, keep it as one
- Through interconnecting buildings old and new
- Through the woods behind the primary school/ social club field.
- Top of Mill Lane to South Walsham Road, beside school. South Walsham Road from school to Upton turning. Crossing point between Roman Wood and Springfield
- We have sufficient footpaths for families and dog walkers to explore.
- West side of high school to South Walsham Road
- What do you mean by "rural footpath"? All footpaths in the country are "rural"
- Wherever possible! Footbridges over roads so that we can use ROW and footpaths safely
- Would like all footpaths maintained in as natural a way as possible
- Yes - Reedham Road running into Moulton St Mary.
- Yes between the new housing, community centre and business estates
- Yes Leffins lane, Reedham Rd roundabout to the rail station
- Yes more places to walk is great
- Yes, but where!?

**(Question 16) Through the Neighbourhood Plan we can protect green areas of particular community importance. These are called Local Green Spaces. These need to be close to the community, special and not an extensive area of land. What green spaces should we try to protect (smaller than a field)? (please tick ✓) (339 responses)**

**Summary of the data:** All broad areas suggested in the survey were supported. Other ideas give more specific areas.

**Action:** Feed into possible policy on Local Green Space protection.



### Other ideas, please specify

#### Raw data

- All existing green spaces

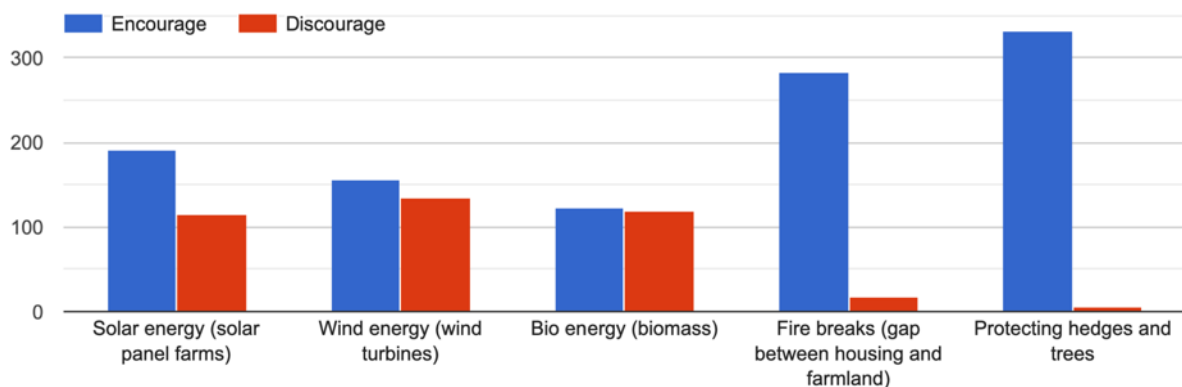
- All green spaces are and need protecting a lot of people don't make most of their garden, wildlife needs it
- All green spaces are important to retain balance and protect character
- All green spaces are important to retain the character of the village
- ALL land should be protected - particularly for nature
- all of the above please
- All, cannot build on marshland
- although if about safety of students, the large green area outside England Road estate could house a crossing easily
- Any trees or green area
- Apply appropriate management to green areas for biodiversity, stop inappropriate management that suppresses biodiversity
- Churchyard and allotments existing hedgerows in fields below new housing development as entered village from a 47.
- Constable doles
- Constable Doles (end of Damgate Lane)
- Damgate Lane (blackberry) hedge
- Damgate Lane play area.
- Farm land
- Farms and fields off reedham road (where you want to build houses)
- Footpath adjacent spaces all around the village should be looked after and protected. Acle lands trust do a wonderful job currently
- Hedgerows along and perpendicular to Mill Lane, to maintain green corridors.
- Hedges and trees on the side of roads
- Homes with large gardens from building small houses/bungalows on the part sold off
- I don't think the playground near Bure Room is good enough
- Keep verges clean and tidy and stop wilding of these. Encourages dog mess and smells.
- Land by library and both churches
- Large green verge on S Walsham Rd where you go out, large green verge on New Rd as you go out/in of village
- Local green space...! STOP HOODWINKING THE PUBLIC!!
- More cycle paths
- More tree planting
- Mow all verges in summer - stop wilding verges, we are surrounded by countryside
- No more estates please. Acle needs quality houses
- None to offer
- Old approach to railway
- Plant along cut through between Englands Road and South Walsham Road
- Plant more trees! Leaving grass areas uncut is okay BUT plant/seed areas with wild flowers too
- Please keep as many green spaces as possible in the area.
- Re-unite The Green by taking out one or more of the unnecessary roads crossing it.
- Roadside verges need to be safe for drivers and pedestrians (cut the grass where unsafe!)
- Roadside verges/overgrowing footpaths
- Roman Wood
- Some paths made wider - if in wheelchair or scooters/prams no room or in places slant down to road. Very narrow
- Stop building on every scrap of land, we need greenery around not houses no one is buying
- The cemetery upkeep
- The farm land which is allocated for housing! (alongside high school) - should NOT be allowed at all. Land is fully in use for food produce and should continue to be so

- THE LAND WEST OF CAVELL RD LOOKING NORTH WEST - HEDGES, TREES, WILDLIFE
- The new site behind the police station is a lovely example of housing and green space. The little park merges lovely with foot path they put in to the woods it's a good for the new Acle and the old Acle both use it well.
- The village is in desperate need of woodland walks, with engaging activities for families
- The Windle Path (old farm track) from end of Mill Lane.
- The woods
- This is a rural village which is already quite built up with a LOT of traffic passing through. I feel as much green space should be protected as possible. Let's be honest, Acle is a great village, but it's not the prettiest and could do with making more beautiful. I feel building over green spaces in existing urbanised areas would not benefit the village.
- Trees
- Tunnels for small animals under all A/B smaller roads
- Verges and trees on Leffins Lane - part of the village
- What was Station Approach (next to Sale Ground), from Norwich Road up to railway station car park
- Where new estates are built there must be adequate provision for planting of new trees/hedges/wild flower areas creating buffers for the wildlife, these need to be properly maintained to help the areas flourish into the future
- Why don't the hedgerows come back to protect fields and wildlife
- Widen busy roads and add pavements before new adjacent dwellings are completed.
- would be nice to turn the green back into a green and not just a road junction - it could then be used for community events, fetes, markets etc

**(Question 17) In 2024 Acle Parish Council declared a 'Climate and Biodiversity Emergency'. Should the following be encouraged/discouraged in the parish?**

**Summary of the data:** There is considerable support from respondents for 'protection hedges and trees' and for 'fire breaks'. There is slightly more support for 'solar energy' than not. And 'wind energy' and 'bio energy' are almost split between encourage and discourage.

**Action:** Feed into possible policy on renewable energy.



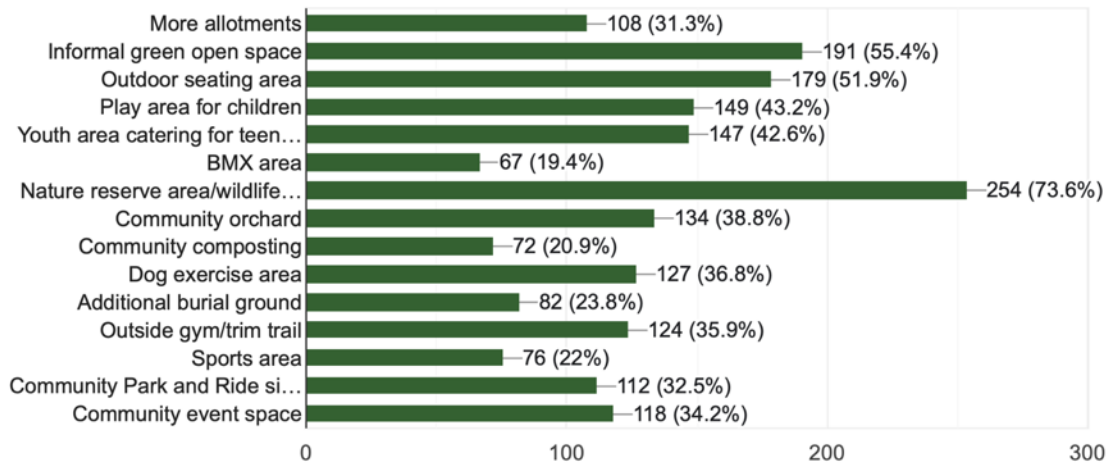
## COMMUNITY & SERVICES

**(Question 18) If some new outdoor open space is available for the community, what would you like to see it used for? (please tick ✓ one or more boxes) (345 responses)**

**Summary of the data:** There is support for all suggested ideas. The following top 5 are in order of preference:

1. Nature reserve area/wildlife area (73.6%)
2. Informal green open space (55.4%)
3. Outdoor seating area (51.9%)
4. Play area for children (43.2%)
5. Youth area catering for teenagers (42.6%)

**Action:** Feed into possible policy on community infrastructure and/or Aclé Design Guidance and Codes.



**(Question 19) What other community facilities do we need in Acle parish, if any?**  
(126 responses)

**Summary of the data:** 'Swimming' was mentioned 25 times by respondents (the most common idea). Ideas include the following:

- Assisted living complex
- Bakery
- Bank
- Better bus service
- Better internet speeds
- Bins
- BMX
- Bus stops
- Community composting
- Community park and ride
- Concert of music venues
- Drop-in centre
- Film nights
- Gym
- Larger doctors
- Lidl/Aldi
- Meeting for residents
- More independent shops
- More schools
- Outside gym
- Parish hall for church
- Pétanque court
- Play area for younger children
- Play equipment for children with disabilities
- Playfield for dogs
- Police station
- Preschool
- Pub
- Recycling facilities
- River access near Hermitage
- Skate board park
- Soft play for children
- Swimming pool
- Up to date play area next to Social Club
- Village hall similar to Upton
- Woodland burial site
- Youth area
- Youth hostel

**Action:** Feed into possible policy on community infrastructure and/or Acle Design Guidance and Codes.



- Better bus services other than just Yarmouth & Norwich
- Better GP services, more bus services
- Better internet speeds
- Better preschool clubs/school, be able to get to the river other than at Acle Bridge, bus link to Lingwood and Brundall
- Bigger Doctors Surgery
- BINS! Free off road parking close to transport (bus/train) to prevent use of residential roads. Better building/facilities for the pre-school, larger/more capacity
- chemist
- Commercial gym, Lidl or Aldi
- Community assembly building for resident forums
- Community composting - fabulous idea
- Community gym
- Community policing on a daily basis - vandalism is increasing. Speed restrictions in the village and Reedham Road. Traffic wardens
- Community rooms for hire
- Concert or music venues
- Doctor surgery - more doctors or second surgery. Schools to cope with increase in housing
- Dog secure park
- Encourage more independent shops into the High Street (example bakery/ patisserie)
- Expanded area should have its own facilities and town centre with retail and supermarket
- Football pitch 3G
- Further dental practice
- Greater use of the church
- Gym
- Gym / Leisure Centre. Swimming Pool (Adult)
- Gym, swimming pool, better dentist and lot better doctors surgery
- Health centre with doctors
- If there are going to be more residents additional dentist would be good
- Improved Pre School. Better link up towards the River to aid tourism revenue into the village, particularly with the prospect of future development of the boatyards and Broads Authority owned site to the north of the river with the old cafe and 24hr moorings - visitor centre coming in due course?
- Increase doctors surgery etc including pharmacy
- Increased Healthcare and Dental, Swimming Pool
- Indoor soft play area for children
- Indoor swimming pool
- Infrastructure to support new builds i.e. doctors, dentist, school
- Investment in existing sites such as children play facilities at the social club instead of building new.
- Keep free parking
- Larger and more modern Parish Hall for Church.
- Larger Dr surgery to cope with the ever growing demand of more housing.
- Larger medical practice
- last 6 are there already
- Longer opening times for the library with space for visits from groups such as Citizens Advice
- Manned police hub
- Many of question 18 answers Acle already have an abundance of. We have wonderful woodlands (many recently planted). A community orchard is a brilliant plan but could be in an existing woodland area. Event space/youth space/ BMX could be at the social centre. We should fully utilise what we already have.
- more bus stops, more areas for children and activities, more greenland, open spaces
- More children's play areas, youth areas

- More dog poo bins, dogs on leads/no dog spaces in communal areas with enforcement of fines
- More for families
- More for younger people
- More park facilities within the Damgate road park.
- more parking
- More retail shops
- More shops
- Need a decent chemist
- NHS dentist
- NHS dentist
- NHS dentist, banking hub, larger doctors surgery, larger parking area to clear the main street of cars, better parking at Crossways Terrace and paths
- No suggestions
- None
- none
- not known
- Not really Park and Ride but a community bus service like they have in Norwich/Yarmouth. Picks you up from different parts of village + back. At present, good bus service but have to walk into village centre (hard work when coming back with shopping) and for holiday makers Acle bridge
- On the secondary school in Acle, needs to go up a floor, 3 storeys instead of spreading out, and covering more ground, they need green space to exercise and build a swimming pool on site for all the community. Years ago recreation centre was going to have swimming pool but the same old voted no instead bowling, a pool would be more needed!
- Outdoor swimming pool and fake beach area (loungers, umbrellas, sand etc) or outdoor water feature (similar to Lowestoft or Butlins)
- Outside gym trail - costly and seldom used
- Padel court at rec centre
- Perhaps a need for a drop-in centre to cater for those living alone - to meet in warm surroundings with possible coffee bar/cafe
- Picture house, kids activity centre, gym, additional services at drs (e.g. X-rays and scans, more diagnostic testing)
- Play area - specifically for younger children/toddlers. Unfortunately they are unable to access most of the play equipment in Acle. More public bins, picnic spots that are scenic/with views. A great example is Waterloo Park in Norwich for all of the above
- Play area + youth area - you never see children playing out on the numerous areas we have!
- Play equipment for children/young people with disabilities, "film nights" at the social club - not just bingo or football/cricket
- Preschool groups access to Riverside other than at Acle Bridge bus link to Lingwood and Brundall
- Preschool, river access near Hermitage
- Recycling facilities for a variety of materials, fabric, batteries, soft plastic etc
- Schools and doctors, young people facilities - snooker, judo, squash
- Schools. Doctors. Dentists.
- Skate park
- Some area (zip wire, BMX area, skate park) are not fit for purpose. All areas started should be maintained before a new area is created
- Sports area - Swimming pool - you need to drive to get to Broadlands Leisure
- Supermarket
- Support services - primarily GP availability. Public transport to be maintained (bus services) as of present
- SWIMMING FACILITIES
- Swimming Pool

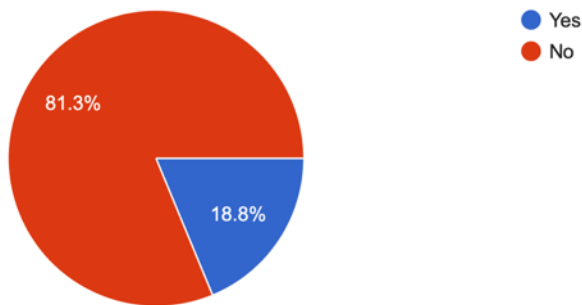
- Swimming pool
- Swimming pool
- Swimming pool
- Swimming pool
- Swimming pool
- Swimming Pool
- Swimming pool
- Swimming pool
- Swimming pool
- swimming pool and gym
- Swimming pool, NHS dentist
- Swimming pool, running track
- Swimming pool.
- The community used to come together more often that it does now. The Victorian evening used to be a great event with all business's taking part, its shame events like this do not happen anymore, along with the Christmas light switch on. More could be made of our community. The summer foor market is a great idea but finish as most people get home from work.
- The playground at the rec is terrible and needs updating.
- Things for young people
- Transport links before 6am/5am to city and beyond - we shouldn't be using cars!!!
- Update/modernise interior of village hall, introduce free sailing to youth and young people of area
- Updated football facilities such as the astroturf needs to be 3G or all weather and needs maintenance. So many kids use it it's important to keep it looked after to encourage exercise.
- Village Hall
- Walks that can't get muddy!!
- We absolutely need a bank and more cash points"
- We absolutely need another supermarket
- we have excellent facilities but feel some are overstretched. Need to consider impact of 500+ houses will have
- We have most things in theory but the surgery stands out as offering appalling service
- What is required is a local referendum on this destruction of farm land and wildlife. After all, that's what a democracy is...!
- Why have Acle got all these bus stops and no buses stop at them
- youth area may need supervising
- Youth centre/facilities. Village hall. A couple of street lights leading from the station to Leffins Lane - walking at night from the station is scary/pitch dark and with the new estate more people access the station from this direction.
- Youth hostel and Village Hall. Pétanque court

## BUSINESS AND EMPLOYMENT

**(Question 20) Are there sufficient local employment opportunities in Acle?** (please tick ✓) (288 responses)

**Summary of the data:** The majority of respondents (81.3%) ticked 'no', there are not sufficient local employment opportunities in Acle.

**Action:** Feed into possible policy on employment.



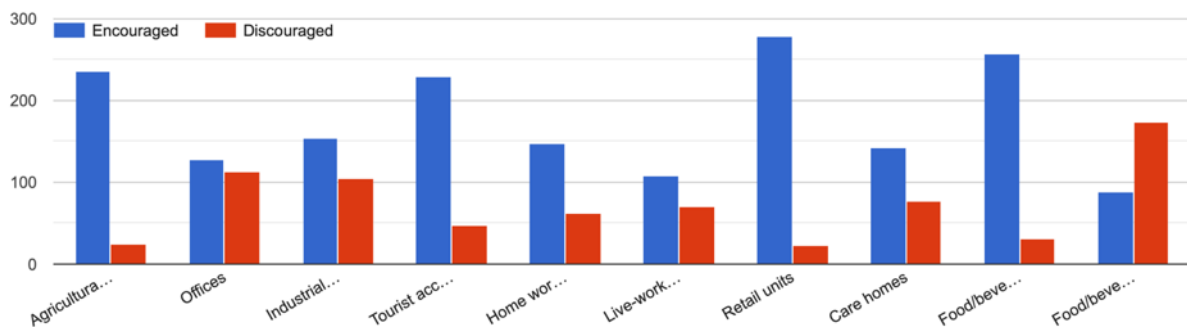
**(Question 21) Should the following be encouraged/discouraged in Acle?** (Please tick ✓ one or more boxes and tell us where)

**Summary of the data:** All options are encouraged by respondents, in order:

1. Retail units
2. Food/beverage (small businesses)
3. Agricultural small holdings
4. Tourist accommodation e.g. a B&B
5. Industrial units/workshops
6. Home working
7. Care homes
8. Offices
9. Live-work units
10. Food/beverage (large chain)

There are limited suggestions on locations.

**Action:** Feed into possible policy on preferred employment uses.



## Other ideas, please specify and/or suggest locations

### Raw data

- A bakery in the village
- A community shop
- A greengrocer. Village Centre
- A major opportunity was missed recently when Wilkersons closed. It could easily have become a community enterprise. I was heartbroken. One only had to look at the White Horse in Upton! Poor show!
- a nursery for 6 months plus that provides wraparound care 7am to 6pm. We spent thousands on private nurseries in the city which could have been money spent on our doorstep
- A supermarket is badly needed now Acle has got so large. Acle co-op is not big enough for the site of the village, not sure where.
- Acle desperately needs a bakery for some good bread and greater variety than supermarket bread
- Acle is a busy through road. I would like to see the back of parked cars in the main street and a couple of speed bumps to keep the drivers speed down. Support to get all shops filled with local businesses - maybe use some of this shop space for youth groups, community events or find a way to promote activity. It's part of the Broads yet there is very little to promote it really.
- Agricultural smallholdings - Away from residential areas (Security!)
- Aldi or Lidl on the very outskirts or Acle. Commercial gym.
- Another elderly facility like swallowtail place "
- Another Estate Agent or two to handle all the additional housing transactions!
- Another supermarket
- anything that would encourage youngsters to attend/enjoy
- Assisted living sites/bungalows or apartments
- Bakers in village centre
- Bakery
- Bakery, Bank, no duplication of retail units
- Bakery, restaurant, hotel (non-chain)
- Bank hub. Retain the library. Professional upcycling/repair centre.
- Banking hub, ideally in the centre of the village, but not sure where! (Old Co-op?)
- Barbeque outdoor safe site
- Better promotional signage on the A47
- Boat marina - proposed and turned down previously
- Build elsewhere
- Care home/independent living/retirement flats on The Sale yard
- Chemist
- Co working space? Could use space for training and events.
- Damgate industrial units could be expanded
- Dog parlour
- Dog parlour/groomer
- Don't know
- Don't stop progress, more doctors
- Encouragement of arts and culture for the community
- Ensuring subsidise transport to Great Yarmouth and Norwich
- Food/beverage - behind chip shop area
- Further commercial development in Damgate Lane. Incentives for food drink small businesses in council controlled properties.
- Good team needed to organise good summer events/community events etc
- Gym/ leisure centre
- Have a total rethink about this blatant destruction of our countryside around us
- how can you dictate what people do in their own home? Several care homes already

- I am 63, having move from Essex where I found getting work easy - in shops, care homes etc. Here, nothing.
- I'd love a proper greengrocers and bakers (could be combined) as we need to compliment the offering from the butchers with more great local food.
- In holiday times, maybe use community bus (small like Our Hire/private company). Poor holiday makers having to walk all the way from Co-op carrying their groceries. Plus dogs/young children is a long way
- Industrial units / workshops - Damgate
- Industrial units + live-work units - outskirts of village like Damgate Lane
- Large chain food outlet instead of second charity shop. Indoor children's soft play area needed
- Larger Surgery and Health Centre
- Live-work units and retail - village centre
- More accommodation for visitors of small B&B style or guest house. NOT holiday rentals or Airbnb
- More moorings closer to the village for boats
- More multi use games areas (MUGAs), football pitch, netball court, swimming pool in the bowls area at the Rec Centre Industrial units - near railway station
- More OAP facilities - meet up hubs
- MPT police building could be a youth hostel. Caravan park.
- Nature reserve - to attract bird watchers and local wildlife in equal measure
- Need more areas of interest, cafes, gift shops, good restaurants, good supermarket, bakery. NO MORE funeral directors, estate agents
- Need more shops, schools and doctors with the housing going up for more people with kids moving in
- Neutral on home-working and live-work units. Retail units - craft shop?. Large food/beverage chain - Greggs
- New supermarket included on new estate
- NHS dentist in "The Street"
- None
- Offer a picnic and seating area, large chain store (food) to west of village, south of A47
- On the industrial units - Damgate Lane - use the shops and offices that are empty
- Parking charges for 1hr+ parking - with traffic wardens to enforce
- Retail units - Although I can't imagine what kind of shop would make a profit as the transport links are so good, people travel to Norwich/Gt Yarmouth
- Retail Units - village centre.
- Shops that are not so expensive, like the co-op for older people and limited budgets
- Shops to buy needed items (hardware, food etc) and good chemist
- Small hotel and restaurant
- Small supermarket to compete with Co-Op. Better pharmacy provision
- Small travel agency."
- Street lighting on Station Road should be installed not safe at night for lone travellers
- swimming pool
- Swimming pool!!
- Teaching facilities for young and old such as cookery classes, gardening, flower arranging etc"
- The village could do with a bakery and a better pharmacy
- The Windle
- Turf accountants- any major bookmakers
- We are desperate for a bakery!!
- We do need a hardware store in the vacant shop that was a charity shop in the street
- we need a bank in the village
- We need a dry cleaners cum laundry facility

- We need another retail chain other than the Co-op - founded for the 'poor' but now a port of call for millionaires only
- We really need a decent bakery
- We should have kept swallowtail reab (Herondale rehab - PJ) where people use to go from hospital then on home, a great lost and probably helped JPH. The police station changing and refunds to make a bigger dr surgery and the old surgery site to make a good centre for all ages, evening for teenagers, young old for the daytime and a drs hub for certain conditions like mental health.
- We used to have a bakers and other small shops. No more nail bars/charity shops please!!
- WEEKLY MARKET - HORNERS ENCOURAGE AUCTION HOUSE TO COME BACK
- Workshops etc Damgate Lane
- would be nice to turn the green back into a green and not just a road junction - it could then be used for community events, fetes, markets etc
- Zero waste shop, bakery, green grocers.

**(22) How can we make Acle more attractive to tourists? (228 responses)**

**Summary of the data:** Ideas from respondents include:

- Adventure playground
- Advertise/promotion
- Air B&B
- Alce in Bloom
- Approaches to the village
- Arts and comedy festival
- Auctions
- B&B
- Better car parking
- Better signage
- Better sports facilities
- Bins
- Cafes/restaurants
- Campsite or touring caravan site
- Clean up
- Crossing points
- Cycle hire scheme
- Cycle ways
- Display information about history
- Events
- Flowers
- Footpaths
- Free shuttle from Acle Bridge to village
- Hotel
- Improve the high street
- Independent retailers
- Information boards
- More to do for young people
- Museum
- National food retailer
- Parking
- Shops
- Social media
- Speed limits
- Swimming pool
- Tourist Information Office
- Village pub
- Weekly market
- Widening footpaths

**Action:** Feed into possible policy on tourism.

*Raw data*

- A cycle hire scheme and widening of the footpath into a cycle path from acle bridge to the village.
- A free shuttle from acle bridge to village
- A good selection of independent retailers and cafes/ restaurants
- A national food retailer.
- A regular shuttle from the river to the village during Spring/Summer/Autumn
- A small scale campsite or touring caravan site would help to encourage tourists to stay in the village.
- A village pub. Village cycle
- A well run hotel
- Acle in Bloom (like Filby)

- Acle is never going to be a 'destination' - just keep it clean, tidy and in a good state of repair - there is a lack of maintenance on some parish owned buildings
- Acle is very tatty. priority one should be to enforce a garden machinery to tidy up. It's a total eye saw when you enter the village. priority two deal with litter weeds and dirt and also the fish and chip shop get rid of those traffic cones. Another eye saw
- Acle will never be attractive to tourists with a funeral parlour in the centre - just awful!
- Advertise. If visitors come on a Sunday no coffee shops are open. Only the pub which not everyone wants. SAFER FOOTPATHS
- Again, have more events and things to do or see, working for a local holiday accommodation company I see the benefits of bringing in tourists, but we have to be mindful of the residents of the village.
- All retail outlet full
- Another Idea would be to have an Arts and Comedy Festival in three venues, the church hall, the social centre large hall (the one with a stage) and if available Acle High School Hall.
- Another restaurant and museum
- Anything that attracts people to come, good B&B, AirBnB, shops, pubs/cafes/restaurants
- As above
- As above plus more small business restaurants. Small shops with greater variety. More local transport to places of interest outside the village
- as above, it would make the centre of Acle more attractive and less like a road junction.
- At one point Acle was know for a weekly Market / auctions. The Market may have been run on private or public land, I am unsure which. However, the market brought extra retail spending to the local shops and services on a weekly basis. The Parish council could consider something like a car boot sale on land that it has access to, to encourage tourism or help local businesses and individuals. Alternatively during summer months have a Historical market on public land offering a historical feel of Acle's Market past.
- B&Bs, advertising
- Banks, shops and places to eat
- Better cafes that cater for all dietary concerns.
- Better car parking. One way system in centre of Acle (previous plan). Bring back Acle market. Outside seating area in village NOT next to a road
- Better footpath between Acle Bridge and the village
- Better footpaths for walkers and signage re points of interest
- Better information at bus stops. A tourist centre as part of the library and good visible signs to it. Transport in the summer to acle bridge for boating visitors. A wildlife centre (like at ranworth) set up in damgate woods.
- Better parking near the centre of the village, redesigning the green area to make it a bigger central focal point for the village
- Better promotion of our assets via the internet and social media
- Better shops, better sports facilities, more to do for younger people.
- Better signage - information board from footpaths/ roads highlighting village amenities
- Better signage for the river to the town and more shops to encourage spending
- Better Signage. Encourage more considerate driving and parking. Make paths (i.e. by the river) more user friendly in winter e.g. stone chippings/gravel. Presently they are a mess when it rains.
- Better walk way from Acle bridge and business that are running to give a better service - open more hours
- Brighten the high street with topiary/small shrubs in tubs. It is very dull and drab
- BUT if we do - Indoor facilities for wet days - swimming pool, soft play, adventure playground
- By keeping verges/curbs clear of weeds etc

- By not flooding it with large housing estates, encourage more shops in central areas, keep the area tidy
- By not turning it into a giant housing estate! Expanding the fact it is on the Broads with attractions
- By providing holiday accommodation (b & b) & maintaining the retail area. Safer walking with crossings & controlled parking. A traffic warden would encourage people not to park on double yellow lines or the crossing zig zags which happens all the time.
- By reverting it to a village and stop building around it and preserving our heritage
- Car parking facilities, more retail units, more info on history of Area i.e. tourist info centre
- Clean it up, more parking and gift shops
- Clean the paths in village of dog poo and stop dogs urinating on people's gardens
- Clean up highways, deal with bad road surfaces properly, keep green areas maintained properly (not just mown with a mess afterwards), good signage - encourage keep Acle tidy sign, keep hedging and trees from encroaching on the public footpaths
- Clean-up The Street especially, sweep pavements and kerbs. Letter to home owners to make an effort!
- Comic and games convention in the social centre. Esports convention in the social centre, Maker fairs in the social centre. Film night in the social centre. Music festival of local acts from East Anglia in the venues I have already mentioned. Food and Drink festival, in the venues I have already mentioned. Green or clean energy and technology festival, to help people understand green energy and new technology (education event).
- Continued investment and support encouraging both small and large businesses to develop their business in and around the village
- control the amount of HGV traffic through the street, better signage from Acle bridge
- Craft shops, artisan bakers, outdoor seating, tidy centre that's more attractive
- Craft shops, independent shops, restaurants open in the evening in peak season that offer food other than pub food, signage from the river to the town, and a better path.
- Create a cycle way beside dangerous roads e.g. between Acle and Clippesby
- create formal car parking behind retail units in The Street to make it easier to park
- Definitely more retail outlets and B+B's
- Demolish 80% of all buildings and replace them with nice ones
- Develop the rea around the boatyards opposite Acle Bridge Inn, restrict HGV movement through the centre, restrict coaches parking in the high street
- Digital network.
- Display more information about the history, have more places to eat and shop, have more local events and activities e.g. music events
- Do we want to?
- Does Acle really need tourism to survive is a village which supplies the need of the locals tourism can push the properties prices up further and push people out who cannot afford to live here
- Drive-in movies, a carvery, Fun Park
- easy parking for retail
- Encourage a village in bloom scheme
- encourage B&Bs for tourist accommodation
- Enforce laws on picking up your dog's poo on public paths and verges
- Enhanced information point at the station.
- Events? A trail? A park for children worthy of photographing and advertising? A park with a theme? Wildlife? Children's books? Something worth instagramming so people share and visit
- Extra street lighting, speed restrictions through Acle, more amenities
- Filling of potholes and resurfacing of roads/paths

- Flower displays
- floral displays
- Follow Filby into the Flower in bloom village competition. Also make pathway from river clearer/safer/signed
- Footpaths to be clear of protruding vegetation etc to provide safe access
- Geo-cache type trail for visitors to follow. Village events advertised more widely
- Get something more beneficial to tourists in the Co-op funeral building site
- Gift shop/tea rooms
- Good holiday accommodation, riverside walk/access, restaurant/hotel
- Good links for all of use when I moved here in the summer there was a bus to Blickling Hall you could put bikes on etc. Do guide walks for nature. Give more info on line, walks, sports to offer
- green spaces
- Have an annual carnival (close the street for a day )
- I don't believe Acle is a tourist destination
- I don't know
- Improve access from and to river. Clear signage and information boards. Paths to be able to accommodate disabled, pushchairs and prams
- Improve footpath between Bridge and Village to make useable in all weathers. Public footpaths, season tourist information/ guides. Co-ordinate trains from London and Acle
- Improve path and signage from Acle Bridge into town, have village events e.g. summer fayre, themed events etc
- Improve the footpath to Acle Bridge for boat tourists, small retail units (not charity shops), baker, grocer etc, florist
- Improve the High Street. ATM it is boring and bland
- Improve the sports facilities, more shops
- Independent businesses
- Independent clothes retailers
- Information area in centre
- Information board? Promote boatees to stop/stay in Acle
- It will be difficult as the first thing people see is a funeral directors. Specialised shops
- It's a lovely village now
- Keep footpaths in better order (cut back nettles etc and mud manage some), more maps of ALL the walks
- Keep it as a village and not an appendage to Great Yarmouth or Brundall/Blofield housing estates.
- Keep it much as it is
- Keep new housing down to minimal
- Keep the approaches into the village clean, tidy and litter free
- Keep the area green and clean and maintain the Broads to a high standard
- Keep the High Street for retail and business use and avoid large chains. Keep lots of green areas and encourage wildlife. Build a swimming pool/gym.
- Keep the public transport alive
- Keep the village free of rubbish and dog mess. Ask householders to keep their hedges clipped so that you can walk freely on pathways (Nch Rd!! Opp Garden machinery)
- Keep verges trimmed (not just village). Holiday makers coming from Acle bridge paths narrow and full of rubbish. Also speed of cars etc made slower. Sometimes like Acle Straight crossing road to bus stop (when we get no. 7 going to Norwich) dangerous.
- Keeping it quaint and pretty, need a gift shop
- Keeping the shopping area condensed with more opportunities for small businesses, stopping speeding in and around village, better car parking
- Large supermarket other than the Co op
- Larger food chains

- Leisure centre with swimming pool
- Let's not. No one needs that. It's bad enough in the summer.
- Limit new housing, keep it RURAL
- Local fete
- Local weekly market ( like we used to have) selling all sorts of bits and pieces
- Looks closed half the time - Scooters cafe, Hermitage. Too many charity shops
- Main routes leading into Acle would look more attractive with roadside white fencing with village name on, similar to what other villages do in the county.
- maintain a rural village feel - the awful Premier shop signage in the centre of the village jars with the rest of the village and makes it feel like Gt Yarmouth.
- Maintain and improve path between village and bridge, village plan at bridge.
- Maintain the footpaths to stop them being overgrown
- Make acle a haven for nature as I live in acle and on the old road I get 36 species of bird in my garden
- Make area round village centre more attractive to residents! Clean up verges, roundabout at east of village. Village is shabby and has lost its soul. It's become a massive park and ride for outsiders
- Make it pretty. Use the Green near Scooters for them to use in the summer (tables and chairs)
- Make more use of walking routes, make them more attractive and accessible.
- Make the centre attractive and encourage small businesses and discourage the likes of Premier convenience shops which are cheap tacky and would not encourage people to come and spend time in the village-advertise the footpath to the Acle bridge in centre of village, we had lived here a few years before we knew of the footpath
- Make the community centre do what they are supposed to do and clean up and cut the grass in play areas they are supposed to we get rats stripped down the sides. It's wild and becomes a rubbish tip.
- Make the High Street and surrounding areas visitor friendly
- Make the high street smarter, more independent shops and services, 20mph in the village, less lorries, more flowers and kerb appeal. And bring back the full market - in the 1980s and 1990s tourists were bussed in from Great Yarmouth
- Make the pathway from acle bridge moorings to the village clearer and more accessible, and the crossing into the village safer
- Make the street safer, there is too much traffic including large lorry's regularly using the street, then with more street markets and shops the tourists will come into Acle.
- Making the pathway from the bridge a proper path with clear signage to sign post how to get to the village centre. Adding a path down the A1064 from the hermitage to the roundabout or signpost so the tourists know they can cut through the Springfield estate.
- Modernise what we have, listen to the younger generation, be open to change! The shops we have are not going to attract tourists. An over price premier, carpet shop, multiple beauty places and two funeral shops, not really what I want on my holidays!!!
- more activities and open spaces for children to play
- More amenities, a good public house/restaurant
- More and better accommodation. Events and park runs music festival beer festival. Small caravan park.
- More appealing large village events (bonfire night, scarecrow festival (or something similar) incorporated with another event such as garage sale or gin festival on the same weekend etc)
- More B&B units especially for walkers, advertising historical importance of Acle, encourage small shop development
- More B&B/AirBnB, lido, better off road communal parking, independent shops, events e.g. fairs, firework displays etc
- More B+B accommodation, more shops, information leaflets?

- More bus stops, and more buses running through the village to parts of Acle - nature wise.
- More cafes and restaurants. Dress shops and shoe shops
- More car parking in the centre of Acle
- More choice of accommodation and restaurants that actually open for a decent amount of time, reliably!
- more colourful
- More diverse shops- all we have are cafes, charity shops and takeaways
- More dog waste bins in the village.
- More electric vehicle charging facilities with promotional activities to encourage users to visit local shops, cafes etc whilst their vehicle is being charged.
- MORE EVENTS BRING BACK WEEKLY MARKET
- More facilities, shops and eateries.
- More floral displays
- More flowers (like Filby)
- more foot paths and signs. Enforce speed limits
- More formal guided walks with themes such as nature, heritage, landscape views etc. Perhaps more events such as continuing summer markets or pop up displays or shops at the Brian Grint centre and recreation centre. Perhaps more tourist signs detailing the history of Acle. Given the resources of the community archive, you could have signs or boards with old photos and maps of Acle and the current view. A thriving high street. A street market like they have in Holt once a month
- More green spaces, more appropriate parking and if houses are to be built, then they should be attractive - not awful brick boxes like those build behind Norwich Road.
- More housing! But where are the plans for the upgrade of the infrastructure?"
- More independent retail shops but not a 'centre'
- More independent/local retailers inc. bread shop, greengrocers, local crafts
- More information leaflets. Tourist information for Acle and places of interest close by.
- More local events
- More local events like a carnival or harvest festival or local history events. Even events by the riverside like a light trail at Christmas. Celebrating seasons and yearly events.
- More local shops and accommodation. Nature trails, wild life hot spots
- More notification of historical points and trails
- More off-street short term car parking.
- More promotion for staying in acle - gateway to the broads. more accommodation & food/beverage offerings to draw people in
- More retail
- More retail, more to see, revitalise village centre
- More rural walking trails and cycle paths that are promoted - maybe a local map? Small shops/boutiques/cafes (like Holt)
- More signage of the way to the shops. Twice last summer people had to ask me
- More signposting near Acle Bridge and the Hermitage Staithe. Potentially a few small holiday homes.
- More things to do. Maintain paving and roads
- More use of Broads, Bridge, in literature, proper path and trail to village from Broads, welcome signs, shops to browse e.g. gift shops, bakery. NO funeral directors, good play areas
- More variety shops
- More walking routes and signs/maps saying where the routes take you. Better use of the broads perhaps a boat rental or canoe/paddle board hire.
- Music outdoor concert
- My suggestions are both to considered to encourage tourists as well as residents to get involved.
- Network
- Nice flowers, gardens, nice shops and cafes
- No more charity shops, encourage independent business over national chains

- No more houses/people/cars
- No need to
- No parking along the street or Bridewell Road
- No parking on high street - use pub, Barclays and behind shop parking
- No suggestions
- Offer better catering facilities and shops
- Offer good coffee shops and history boards. Good signage also.
- Offer heritage events, walks, food markets, food stalls/vans. Markets - reinvent the old Thursday market. Victorian evening!!!
- Picnic area. Improve Acle bridge area with renovated kiosk, more parking, get the former Pedro's site in use again.
- Placing more dog waste bins around the village as there seems to be loads of dog mess around
- Planting more trees especially flowering flowers and cherries up new road opposite the chip shop.
- Play more on title "Gateway to the Broads"
- Promote our locality to the Broads. Improve access from the boat dyke to the village centre
- Promotion, promotion, promotion. I feel we need to promote Acle and its current facilities to tourists coming to the village. I used to be a Parish Councillor and one of my tasks was to do just that. I worked hard to develop, write and submit an application, under the name of Acle Parish Council. It was successful for a few thousand pounds, the funding resulted in us being able to purchase and erect sign board structures in all areas that tourists entered the village. In order to financially maintain these sign boards I encouraged local business to advertise their particular services for a small annual fee. Again this took me many months.
- Provide more parking areas
- Pub, restaurant and accommodation are the basics
- Put the Acle Methodist Church on the plan of Acle on the Green
- Putting Acle "on the map" is vital for supporting local businesses. Addition of information boards at the moorings at Acle Bridge showing local/safe walking routes into the village, and information of what shops are available. This could be a basic sign with QR code linking to a regularly updated list of local shops. Similar could be displayed at the Bus Stop and Railway Station
- Quirky shops (copy Holt for example), nice pubs, B&Bs, easy parking
- Reduce the volume of traffic through the village - noise and fumes are off putting
- Remove litter and dog mess! And weeds. Stop vehicles parking on the pavement on New Rd (near Mavericks)
- Residents be more open to new ideas
- Residents before tourists
- Residents should smile
- Restaurant, tea shop
- Restore the village green! A proper village centre pub. More independent shops.
- Reviving the Victorian night held at the social centre hall, inviting the local residents to preform acts for a local or touristic crowd.
- Riverside Access near Village at acle dyke
- Riverside access, more walks, accommodation
- Set up local walks that people can attend after arriving by bus or train
- Shop fronts need updating in places, "old fashioned" sign posts, notice boards, maps of the area, local events all could do with promoting. We have good things in place but so outdated. Why is the church not doing more?
- Shopping opportunities
- Shuttle minibus service to/from Acle Bridge in the summer months. Easily accessible footpath to/from Acle Bridge. Walking maps of the village encompassing woodlands (highlighting placement of dog bins!)

- Since I came off the council for personal reasons I believed that the work I had started would continue. I look at these boards today and they have been ignored and have become an eyesore and I feel really disappointed with the council for their lack of commitment towards these signs.. If we are to promote Acle Village we need such innovations so that people coming into the village through which ever port have a starting point and hopefully encouraged to use the villages amenities.
- Small local shops
- smarten the village up. Encourage more interesting shops in the village, not just charity shops, keep Acle centre as a Broadland village for tourists to enjoy
- Smarten up the pub
- Some safe long-distance cycle routes.
- Sort out Footpath No 6 along the top of the 6" flood wall to reinstate former circular walking route vis Tunstall dyke (Also FP9 at revised Tunstall Dyke pumping station)
- Spruce up the village centre - shop fronts, hanging baskets, tidy village green. Provide something so that the long walk from Acle Bridge is worthwhile
- Stage tourist oriented themed events.
- Stop allowing the feel of the village to be spoilt by the over development of poor quality, low cost housing, which is not in keeping with the expectations of visitors to a Norfolk Broadland village. Create a better connection with the river and its likely future riverside development
- Stop building and keep the countryside beautiful
- Stop building new housing estates over the beautiful, unspoilt farmland. Once it has been built on, it is lost forever
- Stop expansion (i.e. building on green field sites)
- Stop making it so built up, takes away the pretty village feel it has!
- Summer fete's and markets, car boots (Horners car park or Recreation centre)
- Summer service from Acle Bridge to village. Broads Visitor centre
- Swimming pool and gym/leisure centre
- Take Aylsham as an example. We have much better transport links here however their town appears to be thriving with independent and modern businesses, retailers and restaurants. Let's make Acle a destination for people to visit and spend money in.
- Tarmac pedestrian and cycle path from Acle Bridge to the village. Ditto from Acle Bridge to the Stokesby turn off, opening up a safe cycle leisure route.
- Tea shops. Cafes. Pubs, antique shop. bakery
- The centre looks tired and dated, it's just charity shops
- The centre of the village is too dominated by roads (a legacy of pre-bypass days). A western bypass will help but there needs to be a focus on redressing the balance between vehicles and pedestrians. Many tourists are from the boats at Acle Bridge. They have a fair walk to get to the village and when they arrive, it's all road. Can't something be done to enlarge the green and narrow the road on that bend?
- The Christmas Victorian night, restrict the stalls or amusements to Local Acle residents.
- There is no reason to be a tourist in Acle
- There is nothing to do in Acle really if you were visiting , I have no suggestions but I know there's not much going on!
- Thriving village centre and attractive accommodation, adequate parking
- Tidy up The Street - better kerb appeal. Deli, bakery, independent shops of quality. No more charity shops.
- Tourist information office
- Tourist information office
- Tourists need something to come for. It's a long walk from the river and we have nothing to come for (e.g. cafe open Sunday, art gallery, antique shop, something to look around)
- Trimming back grass verges to pathways (presently overgrown onto paths everywhere!) Also in Summer have more hanging flower baskets (like Filby), general tidy up
- Try to leave as much countryside/woodland as possible



Above: Wordcloud generated by ChatGPT. The larger the word, the more it was mentioned by respondents.

### Raw data

- 20mph speed limit all over Acle
- 20mph speed limit through village centre.
- 20mph traffic speed restriction throughout village to include Reedham Road and Damgate Lane
- 3G astro turf pitch needs to be improved as it is bearing on being dangerous
- 4 year old says "no more houses, Acle is full"
- Acle cannot support all this building. Our Drs, schools and utilities will be over-run. Please resist developments
- Acle has always been known for sports clubs, less and less kids want to be involved now. If facilities are improved then this would encourage more children to take part and grown the football, cricket and tennis clubs.
- Acle has grown over the last few years with St Edmunds Park, Swallowtail, Oaks Lea and the development on Leffins Lane and we believe that we now need time to see the impact of these on local amenities before moving forward with any future developments.
- Acle has to keep its village identity. I am not in favour of anymore development of either housing or industry the village infrastructure is struggling now to cope with the latest demands being placed upon it from the influx of new housing, having said that there is room within the current boundary for more retail competition with the likes of artisan shops, if this type of retail was encouraged it would make Acle more attractive increase the footfall in Acle without changing the village character. You only have to look at other local villages such as Martham and Blofield to see the damage that over development causes.
- Acle is a beautiful village and whilst I do understand the need for development this should take into consideration the views, footpaths and rural appeal of the village which is why so many love the village. The village and in particular walking routes are really well maintained thanks to the support of local residents and it is important that any new development does not impact the high standards that the village have in its upkeep.
- Acle is a lovely village great transport links and small shops on the high street. When building new estates it's the schools that suffer. We walk to school (primary) 80% of the time but getting across from mill lane towards the butchers can be a difficult pass. The traffic lights at the pub serve no purpose as you cannot see round the bend by the old flower shop. If Acle grows bigger and more traffic it will be harder to walk to school and if people don't walk to school the parking problems outside the school will only get worse and dangerous.
- Acle is a lovely village. Needs maybe more volunteers to keep it that way. Maybe disable volunteers with plaque
- Acle is a nice place to live but should not be over developed as the infrastructure cannot cope over development, which will spoil the area for all that live here. we do not want acle to change from a Broadland village to a town
- Acle is a nice place to live, don't spoil it!!
- Acle is a very practical place to live, great transport links. Needs a bit more charm!
- Acle is a wonderful place to live. We should celebrate our active community groups and encourage new residents to get involved in village life
- Acle is a wonderful village, let's not make it too big and let's make the infrastructure be able to cope with expansion programmes (e.g. schools, roads, medical facilities etc)
- Acle is very in desperate need for some change. No more houses, please! The village schools, doctors and one shop can't cope. The shops and takeaways we have are over price due to location, re coop simply isn't enough for all the houses

you keep adding and we need another shop such as Tesco. The parks need refurbishing esp the recreation Centre to allow children to enjoy the village and we need more green spaces. More nature fun. And a new generation making decisions

- Acle looks drab!
- Acle needs a regular street clean and weed removal programme
- Acle should remain a small rural community
- Alternative route for large vehicles/beet trucks so they don't go through the village, more communal off road parking behind shops
- Always being told to go local chemist for minor problems, so as to ease strain on doctors. Joke, have you seen local chemist recently. Sometimes chemist not available, have to wait until chemist arrives before medication be given out. A permanent chemist would be very helpful
- AND by the way WHO ARE the RSPCA! (see front page)
- Any future development should take into account underground watercourses. Impact of traffic movement through the centre of the village bought about by development of new estates.
- Any increase in house numbers and increasing the size of the village must be linked to better infrastructure. Footpaths, cycleways and roads need to be able to cope. Also the primary school is already too small as is the high school. Additional schools and stop the use of cars to get to them. Residents parking only on Fletcher Way, & Englands Road and all roads off them would make residents lives more pleasant in the meantime.
- Anything to make Acle buzz and be talked about
- Before any expansion of the village takes place, the current sewer/water/electric/gas needs to be upgraded before any future expansion goes on
- Better parking for parents and teachers at Acle High School
- Circling current planning application area on the map - DO NOT WANT!
- Current facilities within village are unsuitable for current housing stock
- Cycle paths - particularly with west facing villages
- Do we really need extra housing in Acle? It is a lovely village, I am afraid you will overpopulate and spoil it
- Dog faeces bins in The Street
- Don't allow cemetery. Waste of land, a much smaller site for cremation urns. The living need land, not the dead!!
- Don't build more big housing estates in Acle, the infrastructure isn't set up in the tiny village.
- Encourage people to bin their litter by having more bins available. Have a litter picking group meet regularly.
- Enlarge/upgrade infrastructure (medical centre, sewage and drainage, policing) ahead of building homes and increasing the resident population
- Ensure any one off capital project in any financial year has any necessary supporting ongoing budget/funding. for example, don't use resources to construct a new countryside footpath only for it to become impassible within in short number of years because there was no plan/budget for ongoing maintenance.
- Ensure any S106 funding is utilised appropriately for health and education infrastructure within the village
- Ensure school/doctor/dentist facilities are sufficient for ALL new housing/population increase. Keep as much agricultural land in use as possible
- Filby has wonderful flowers and is an attractive village
- Footpath from Leffins Lane bridge to Damgate Lane / Reedham Road.
- Free village Wi-Fi
- Good luck with this. I really hope that Acle council is 100% behind keeping Acle a rural village, green and flourishing. Stop the Norwich Local Plan Housing Allocation and keep our FARM!!
- Good Luck. Acle's a great place to live!
- Have local meeting to discuss this household survey

- Housing allocation areas of 340 homes (as on p2) MUST be rejected. This constitutes a formal objection of those two areas as identified on p2
- housing needs to be considered in appropriate places with access - the village is already packed without access to housing only through the village. the roads including south walsham road are narrow and not appropriate for more buses and lorries.
- How about a sleeping policeman/speed hump across the The Street to slow down the large tractors, (with trailers), lorries and other vehicles that speed through Acle's main shopping area?
- I believe the street from the small roundabout through to the high school and down to the petrol station should be restricted to 20mph, when the new bypass opens in 2026 more vehicles will come through the village making it a dangerous street,
- I have lived and worked in Acle for the last 65 years and it's not good to see how it's gone downhill - less shops, banks, coffee mornings. No longer worth the walk from Acle bridge.
- I love living in Acle, it is a vibrant community that works hard to keep the village life alive.
- I think there has been enough development in Acle over the last five years or so mainly Oaks Lea, Swallow tail, St Edmunds park and Leffins lane.
- I think we should stop more houses being built until the schools and doctors expand cater for them at the moment. They are full capacity.
- If you were building my houses then it will put even more pressure on the doctors surgery that can not cope already.
- If you wish this village to be a community of people and not just a park and ride to employment. Then encouragement of the community to get involved with the community would help to keep Acle alive. I know some of the ideas above to attract tourists to Acle where organised in the past by villagers who have past on many years ago now. But it seems sad that know one have attempted to organise anything similar since. Holistically there are ways of bringing the community together, bringing jobs, investment, people, green concerns, without removing what makes our village our village. I am not talking about holding back time and trying to revive a lost past, but taking bits from the past and making them work in the present.
- In all these plans there is no mention of additional school places or expansion of doctors.
- Increased housing must include increased GP and school place/preschool provision
- It's such a shame that there are proposals for more houses. It will destroy local habitats, effect wildlife, put extra pressure on government services and not good for the environment
- KEEP ACLE A SMALL VILLAGE
- Keep concrete edifices to a minimum and new builds to match existing structures
- Main concern over more housing is health provision which is not coping now
- Make Acle a nice place to live. Stop the greedy developers and their crowded housing!
- Make acle pleasing to the eye and we need more accommodation such as hotels
- Maybe ask students at the Academy for their opinions
- Measures need to be taken to ensure that this does not disrupt the village's residents. Reedham road and the high street already suffer due to parked cars whether in spaces or illegally on keep clear marks.
- More accessible ways of getting boat holiday makers to centre of village. Long way to walk with shopping!
- More clubs for all ages, not just bowling. Outdoor gym machines. Make Acle academy used weekends and evenings for all
- More dog bins required.
- More houses means more services needed - schools, medical, policing - will we be able to fulfil these needs? You must think carefully!
- More parking behind the chemist and along to the Kinds Head

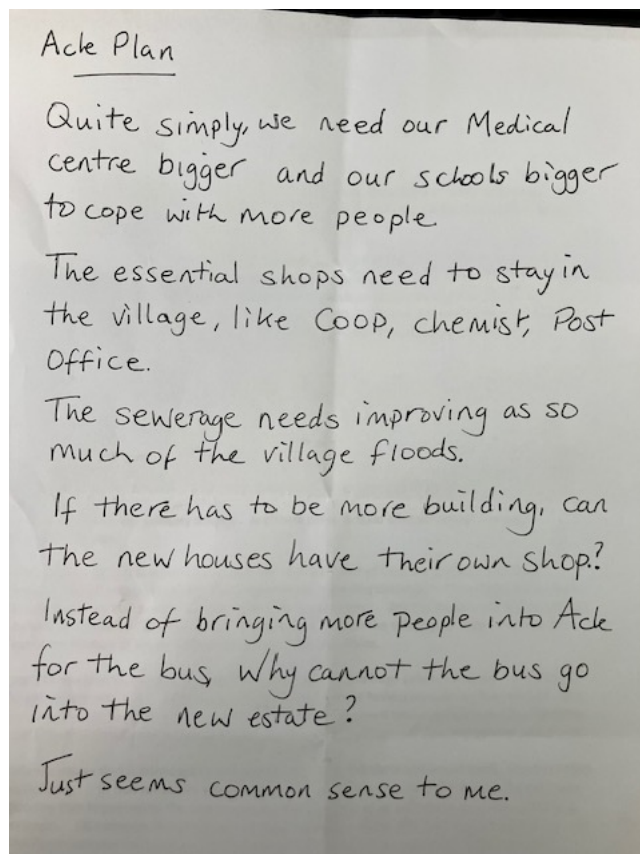
- More police
- Need balance between protecting the environment and reducing climate change
- Need to ensure Healthcare provision in place before building any more houses
- No
- No more building houses, doctors schools not big enough
- No more houses/too many people and cars
- No more housing - important doctors appt needed, two week waiting then sent to Stalham!
- No more ugly, cheaply built houses that no one is buying. Stop destroying our village.
- No new housing required in Acle
- None except don't build on the wrong side of the bypass!
- Note for Q20 - no, got rid of banks and shop
- Note for Q20 - Retired so not able to answer
- Note for Q21 - food and beverage - doesn't work, one at old bank closing already"
- Note for Q3 - Although as I rent there is always the chance I may need to
- Note for Q6 - No more housing - infrastructure inadequate as it is!
- Note for Q8 - What happened to the proposed tree planting on the new development which leads into Jubilee Wood??
- Note from Q17 - regarding wind energy - Offshore wind
- Note from Q3 - but when you get in your 80s, who knows? :(
- Note with Q13 - Please don't try, do it!"
- Note with Q17 - stop letting verges get overgrown in summer - looks awful
- Note with Q17 - THERE IS NO CLIMATE EMERGENCY!!!
- Note with Q20 - If we had more local shops we could encourage local people to create small businesses and start ups"
- Note with Q3 - who knows - hopefully not!
- Note with Q5 - Will move away if move at all
- Note with Q6 - However, please don't build anymore. Acle is absolutely saturated
- Note with Q6 - NO MORE HOUSES
- Notes from Q17 - Protecting hedges and trees is essential. All ticked items are essential if you're serious about the C+B emergency"
- Notes from Q17 - Solar, wind and bio energy are ugly and not in keeping with rural village
- Notes from Q20 - I am unable to say - possibly ok at the moment with site of residents v jobs
- Notes from Q21 - Keep the farming land we have and allocate cut if owners want to share etc"
- Notes on Q17 - 'Emergency' is subjective, solar panels on houses and buildings ONLY not on farm land"
- Notes with Q6 - More sites...!! Are we a rural area or not?! Acle has lost it's village soul in the last 20 years!!!
- Parish Council - (unreadable) - 3 Clerks wasting money with little thought of bringing benefit to parishioners.
- Parking monitoring / enforcement on South Walsham Road at school start / end times.
- Personal housing change - Crematorium
- Please consider dog owners in all planning, there is a big community in Acle. And as previously mentioned All new developments should centre around green initiatives and solar should be mandatory on all new buildings, anything less is madness!
- Please consider the impact of increased roadway traffic. With the new dual carriage way being finished we will see highly increased traffic flow through Acle and at the roundabout to the Acle straight.
- Please discourage the additional proposed housing development near Leffins Lane. It is far too large for the village in addition to all the other recent and planned housing developments. The schools, and doctors will already need to expand to meet the needs of the rapidly growing population.

- Please don't destroy Acle village
- Please install pavement in Leffins Lane
- Please let's try to retain the village community we all enjoy
- Please make sure the sewage treatment plant can cope with the increase in housing
- Preserve the character and not allow Acle to grow into an urbanisation/town
- Preserve the character of the village
- Preserve village feel and character
- Provide alternative parking to the on road parking on the High Street so that there is less congestion on the High Street. Improve the crossing from old road to the high Street for wheelchairs and pushchairs
- Provide more housing for first time buyers that they can actually afford to buy (not rent/shared ownership) as in studio flats, 1 bed flats and 2 bed houses
- Q10 - they've adjusted the statement to say "Yes I think Acle's village centre should retain as a village
- Q17: solar and wind - discouraged at all cost
- Q18 : community event space - we have enough!
- Q18 : Community park and rise etc - WHY? We have buses already
- Q21 : agricultural smallholdings - a nonsense, economically not viable today
- Q21 : food/beverage (large) - Co-op needs competition
- Q21 : industrial units - in Damgate
- Q6: NO MORE BUILDING
- Question 5 you ask about amount of groups of housing etc but already decided on page 2. 340 homes 200 homes in another part total 560 if you times it could be up to 2000 people. You all better get moving making drs surgery bigger and the schools etc, and thing for young people to do, buses trains the road are not great. Flood areas are you building on them! All pointless in filling in already decided overcrowding, nothing to do and lots of flooding and you all go away richer and leave us to it. Thanks!
- Redefine boundary between BDC and Broads Authority. The weavers way is in Broads National Park except a small section at FP5 at top of Acle Dyke
- Residents in Acle need to embrace new residents and ideas
- Restrict parking, especially by first bus users on new road this is a main thoroughfare for traffic and emergency vehicles
- Schools and surgery not large enough for more houses. Need better infrastructure. No more houses. More youth opportunities.
- Should not have had to pay extra council tax to build a new children's building should be choice.
- Shouldn't have got rid of Herrondale near doctors. It was like half way home after coming out of hospital (freed up hospital beds) gave locals jobs and families sometimes a break from looking after elderly parents.
- Slow the traffic down! 20s plenty! Have you seen the speed that people leave the Old Road heading for South Walsham Road?!
- Something weekly to set Acle apart from other villages such as a weekly market / farmers market / car boot. Something Acle can become "known" for exclusively so people visit.
- Sort the local pharmacy. They are awful!
- Stop HGV articulated lorries parking overnight on New Road
- Take a wheelchair journey from, say, the public toilets to the junction of De Carle Smith Road and Old Road, past The Chocolate Box and you'll find the footpaths/crossings inaccessible and unfit for purpose - another accident waiting to happen.
- Thank you for asking for my views. I hope I may have contributed something to your debates.
- Thank you for giving us the opportunity to submit idea.
- Thank you for the opportunity to comment

- The bus situation is ridiculous when you live on the outskirts of Acle. Also having no shops open after 4pm on a Sunday isn't great!
- The infrastructure cannot support all these hundreds of new builds, nor can local services like GP surgery etc
- The medical centre cannot cope with numbers now so additional doctors and NHS dentists would be necessary.
- The parking in the village centre is a problem. Speeding traffic is also a problem. More housing on the scale that is proposed should be resisted
- The village is already under pressure with increase residents. GP and schools are oversubscribed. Acle is used as a hub for people travelling into Norwich so traffic is busy. Speed reduction is needed as it is not a safe village to cycle through for children at school times and weekends. Lack of street parking. Investment is needed in the supporting infrastructure and services before further housing developments are planned. Those in place were designed for a small village, not the for the current and planned volume of residents. These issues have to be prioritised otherwise it will do nothing but cause issues for residents and those visiting.
- There are already too many people in the village for the doctors surgery and dentist where appointments and services cannot be supplied properly. Also due to poor traffic control a main road is a no go area at school pick up / drop off times also the main high street with parking bays near the Chinese/ church can make it difficult to navigate at busy times adding more houses will just create a grid lock. Also get developers to pay upfront for this and not let them wriggle out. As this is the common issue where they make promises to get planning permission then back out once they've started work.
- There has been a lot of development in Acle recently and this is putting pressure on GP, schools, roads, dentist etc. I feel Acle should not have any more development.
- There has been too much building in Acle already, St Edmunds Park, Oaks meadow which also floods, Swallowtail Place which is totally an eyesore, and also smaller building developments. The sewage plant, doctors co-op can't cope with more people, let alone extra traffic and demand on the aforementioned facilities. Also the idea to build on green field sites is an awful thought, the amount of wildlife hit on rural roads because of traffic already is incredibly sad, this is before anymore building has taken place. Leave the countryside in peace please.
- These are a waste of time and money. The governing bodies in Acle don't care and never get back to people. Even our councillor does not get back. I am in business and I am appalled at the lack of communication to residents
- This country is in a dangerous mess. Forget the climate change scam and get back to preserving our communities and our precious environment!
- This village is more than the recreation centre
- To ease parking open up the area behind the Chinese and the old Lloyds bank
- To make a call more attractive more trees and plants, including hanging baskets.
- Traffic around the green needs to be reorganised, i.e.. The Street past Crossways Terrace and Old Road past Chocolate Box should be made one way.
- Very good transport links
- we feel this survey is a good idea as long as points made are fully considered - keeping Acle as a village
- WE HAVE TO LIMIT HOUSES ETC TO SAVE OUR WILDLIFE HABITAT
- We have to work hard to preserve the rural community that we are fortunate to have, we cannot keep throwing up houses on farmland. The village is growing at an alarming rate and the infrastructure is not keeping up. Even if there was physical expansion to the school and doctors these still have to be staffed which is difficult in the current climate
- we love Acle as a small village, large new housing developments will change this
- We need larger schools and doctors. Enlarge sewage station if adding more houses
- We need to stop building and focus/improve on what we have already
- We really don't need anymore building in Acle as the schools and doctors are full up.

- We really don't need anymore houses in the village
- Whatever is planned for, we must NEVER forget that the local infrastructure must be capable of dealing with the expansion, such as medical facility, schools (from Pre to 6th Form) Roads and Services,
- Why build in Acle? These other estates nothing but police called out
- With new developments the infrastructure needs to be significantly improved. The doctors already seems to be too busy and the internet speed is extremely poor. The proposed housing developments seem extremely big in relation to the current size of the village.
- with the extra people in the village, is there a plan for expansion of medical centre and reliable pharmacy?
- Would like to see more affordable housing/council housing. Particularly young families also more lower (?) an security not being evicted
- Yes, please don't ignore. We residents on New Road are fed up with being ignored!
- You cannot encourage more employment. It is down to the employer, not the council

### Other responses not on the survey form



#### Acle Neighbourhood Plan Household Survey

Dear Parish Council

I have completed the official form, but as there was no space provided for 'other comments' I have written this letter. Firstly, it is obvious that although our comments are being sought, it seems that lots of decisions have already been made.

Having been brought up in Acle since 1982, the village has expanded at least threefold and is no longer the lovely village I grew up in. Whilst I accept that there has to be changes, I am sad that so much of the surrounding countryside is being built on without proper thought as to how these thousands of people are going to live. I don't believe this is a Parish Council failing – but a failing on the part of other authorities who just want to build houses without giving thought to the practicalities.

The map on P2 shows land next to **Acle High** being residential. Is there going to be room for the school to expand? If building is coming right to the school boundary then the school is going to be cramped. It was originally built to accommodate around 350 students. The roll now is double and set to increase. The school has long had dreams of a purpose-built sports hall and facilities, but without extra land, this will be difficult. Acle High is one of two or three schools in the county with the old original gym hall and badly in need of modern facilities. So, in this huge build planned for village, is there provision for the high school to be extended and modernized?

A similar point for the **primary school**. Are there plans to build another school – or play group/pre-school?

The build on **Jolies Lane** (which floods at the slightest whiff of rain) is a problem waiting to happen. What is happening with the infrastructure regarding drainage? The village floods easily, the land just can't cope with rainfall. Drainage is a concern. Are the sewers and drains going to be able to cope with the extra water? Not just here – but in the village generally? So often the roads are flooded as the rainfall just overflows from the drains.

We all know that the **medical centre** is struggling with such a huge catchment area. It is difficult to get an appointment. Where are the plans to extend, or build a second medical centre? It is inconvenient to have to travel to Brundall or Blofield. We need better access to medical facilities – especially as Acle seems to be getting to be a retirement village with the 'complexes' being built.

Acle is a village that is bordered by the A47 and beautiful farmland and countryside, which is prone to flooding. In that sense, we are limited to where building can safely be done. The extensive flooding that happened to the new houses on the Beighton Road as soon as they were built is an example. Q6 intimates that there will be more building. Is the BDC planning for Acle to become like Rackheath and the building continuing down the A47 until we eventually meet up with Blofield? That would be a real shame.

Instead of worrying about aesthetics of what the buildings will look like – I feel the Parish Council should be pressing for inclusions in the new builds that would make life easier for the new residents and alleviate the stress on our already diminishing retail in the village. Acle needs food shops and a Post Office, at the very least. The CoOp is at full stretch as they can only hold a certain amount of stock, and their car park is small. Parking at M&S is an accident waiting to happen. We have good bus links to Norwich and Gt Yarmouth, but we don't need a Park & Ride style car park when we have the Rec Centre – people just need to use it.

**I would like the Parish Council to insist that the following happens:**

**New estates have a food shop.**

**Bus routes take in the new estates.**

**Extensive work is done on the drainage and sewage for the area.**

**The High School, Primary School and Medical Centre overcrowding and lack of space is addressed.**

Acle is in the country. This means that we have views of the countryside. No one view is more acceptable than another. All our views are beautiful, and it would be criminal to build blocking our views.

Circular footpaths would be a good idea.

Holidaymakers and tourists come to Acle for the countryside, the river, the Broads, the beauty and the wildlife. The logical answer as to how to attract more tourists is **TO NOT BUILD OVER OUR COUNTRYSIDE**.

There are more questions the Parish Council needs to address in the improvement of Acle. The Street is often as dangerous now than it was when the A47 went through it. It needs **DOUBLE YELLOW LINES** all the way down. To have cars parking, and buses trying to get through, and impatient drivers – the Street is dangerous. The broken white line outside the COOP Funerals should be a **SOLID WHITE LINE**. Cars do not stop there to allow traffic to come down Crossways – and instead they drive on the pavement, making walking past The Limes very dangerous. Double yellow lining the road up Crossways would solve that.

I realise building is inevitable, but our village amenities and facilities are at breaking point. Our drainage is struggling. Our schools need improvements to accommodate larger numbers. The CoOp cannot stock and hold in stock enough for a bigger village. The Medical Centre is overwhelmed. The roads are continually needing improvement. The answer is to make the huge new estates self-sufficient. Their own food shop and bus stops. Build another Medical Centre and improve schools. Oh, and get the **Police Station** back in the village. The number of times the police are called to St Edmunds Park...

Thank you.

# APPENDIX 4: Pre-submission consultation on the draft Neighbourhood Plan (February/March 2025)

## Appendix 4(a): Banner and flyer for pre-submission consultation

**Acle Neighbourhood Plan**  
Our planning guide for Acle's future

**Drop-in exhibition**  
Saturday,  
22<sup>nd</sup> November 2025,  
10am to 3pm,  
at Fletcher Community Rooms, Fletcher Way, Acle, NR13 3RQ

**Read a copy of the Plan**  
From 22<sup>nd</sup> November 2025 to 16<sup>th</sup> January 2026  
read a physical copy of the Neighbourhood Plan at **Acle Library**, or online at [www.acleparishcouncil.gov.uk/category/n-plan](http://www.acleparishcouncil.gov.uk/category/n-plan)

Scan QR code here

Comment on the modified

**Acle Neighbourhood Plan**  
Our planning guide for Acle's future

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read a physical copy of the Neighbourhood Plan at Acle Library, or online at [www.acleparishcouncil.gov.uk/category/n-plan](http://www.acleparishcouncil.gov.uk/category/n-plan)

Consultation closes for comments on 16<sup>th</sup> January 2026.

The **Acle Neighbourhood Plan** is our shared vision for how Acle may adapt to growth and change up to 2040. It has been refreshed and updated since it was first adopted in 2015, to reflect what matters to residents today. Acle Parish Council would love to hear your views on this new draft Plan, so it truly reflects the needs and priorities of the whole community.

**Draft modified Acle Neighbourhood Plan 2025-2040**

The Neighbourhood Plan is accompanied by a **Design Codes and Guidance** document, which will shape the design of any future development in Acle.

Pre-submission consultation draft: November 2025

After this consultation, the Neighbourhood Plan will be revised and submitted to Broadland District Council and the Broads Authority for independent examination and to determine whether it needs to go to local referendum. It will be a legal planning document that sets out policies for future development in Acle, guiding decisions on planning applications.

QR code here to view a copy of the Neighbourhood Plan online

## **Appendix 4(b): Article in the Eastern Daily Press, 19<sup>th</sup> November 2025**

### **People living in a Broads village are being invited to have their say on its future.**

Acle residents can share their views on the community's updated neighbourhood plan, which outlines how the village will evolve up to 2040.

The consultation runs from November 22 to January 16, giving villagers the opportunity to review the refreshed plan and give their feedback before it is finalised.

A drop-in exhibition will take place on Saturday, November 22, from 10am to 3pm at the Fletcher Community Rooms on Fletcher Way.

Visitors can view displays, ask questions and discuss the proposals with members of the neighbourhood plan team.

The Acle Neighbourhood Plan, which guides decisions on future development, was first adopted in 2015 and has now been updated to reflect current community priorities and planning needs.

It is supported by a new design codes and guidance document, which will shape the quality and appearance of future developments.

Jamie Pizey, chairman of Acle Parish Council, said: "This plan is our community's voice in shaping the future of Acle.

"We want it to reflect what really matters to local people – from protecting our character and green spaces to ensuring that new development meets the needs of residents.

"Please take the time to read the plan and share your views – your input will help us make Acle an even better place for everyone."

After the consultation, the plan will be revised and submitted to Broadland District Council and the Broads Authority for independent examination, before potentially going to a local referendum.

Once adopted, it will become a formal part of the planning process for Acle.

Copies of the draft plan can also be read at Acle Library or online at [www.acleparishcouncil.gov.uk/category/n-plan](http://www.acleparishcouncil.gov.uk/category/n-plan).

<https://www.edp24.co.uk/news/25630542.updated-plan-acle-norfolk-goes-consultation/>

## Appendix 4(c): Local Green Space letter

### Acle Neighbourhood Plan

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**Consultation: 22<sup>nd</sup> November 2025 to 16<sup>th</sup> January 2026**

**Drop-in exhibition, 10am-3pm on Saturday, 22<sup>nd</sup> November  
at Fletcher Community Rooms, Fletcher Way, Acle, NR13 3RQ**

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November 2025

Dear Landowner,

#### **Local Green Spaces**

**This letter is to advise you that the draft modified Acle Neighbourhood Plan will shortly be published for public consultation on 22<sup>nd</sup> November 2025 with a public consultation period lasting until 16<sup>th</sup> January 2026.** We will be also holding an exhibition in the Fletcher Community Rooms on Saturday, 22<sup>nd</sup> November from 10am to 3pm.

The Neighbourhood Plan is being prepared by Acle Parish Council. It is a planning policy document which will guide future development in the area. It can be read here from 22<sup>nd</sup> November 2025: [www.acleparishcouncil.gov.uk/category/n-plan](http://www.acleparishcouncil.gov.uk/category/n-plan)

Acle's rural character and green spaces have been a key consideration in the preparation of the Neighbourhood Plan. A number of green spaces have been identified which are considered to be locally important and would benefit from being protected from development.

**A piece of land that you own/have an interest in has been suggested for inclusion in the draft modified Acle Neighbourhood Plan as a Local Green Space.**

A Local Green Space can be designated for protection if it is:

- a. In reasonably close proximity to the community it serves;
- b. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c. local in character and is not an extensive tract of land.

Further information on Local Green Spaces can be found here:

<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

The Local Green Space suggestions are currently in draft. As someone who has a potential interest in one of the identified pieces of land, Acle Parish Council are inviting your views as to whether you think it should feature in the final version of the modified Acle Neighbourhood Plan.

Acle Parish Council feel it is important to gain the views of landowners before any final decisions on the Neighbourhood Plan are made. The list of potential Local

Green Spaces are shown below (also see map overleaf). More information can be found in the draft Neighbourhood Plan.

**Please send us any comments you have by emailing [acleighbourhoodplan@gmail.com](mailto:acleighbourhoodplan@gmail.com) by 16<sup>th</sup> January 2026.**

Thank you.

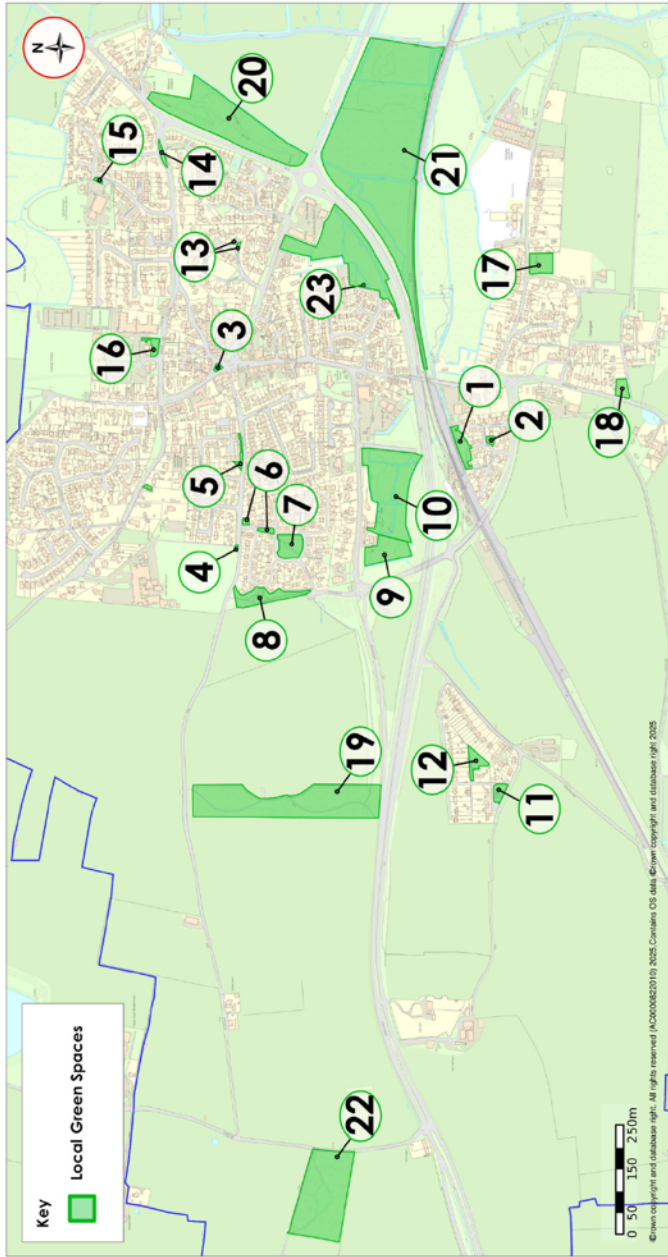
Yours faithfully

**Acle Parish Council**

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#### **Potential Local Green Spaces**

1. Daisy Way Estate - Play Area and surrounding green space
2. Daisy Way Estate - Gated seating area
3. The Green
4. Mill Lane – Green space to rear of Acle Academy
5. Mill Lane – Green space beside sheltered housing bungalows
6. Glover Road Estate – Green space along the footpath linking to Mill Lane
7. Glover Road Estate – Central open green
8. Glover Road Estate – Play Area
9. Land west of Norwich Road (adjacent to Acle Garden Machinery)
10. Land south of Acle Garden Machinery
11. Beighton Road – Play Area
12. Beighton Road – Land amongst housing on Beighton Road/Hillcrest
13. New Close – Central open green within cul-de-sac
14. Old Road - The Drive
15. Fletcher Way – Green space by Primary Academy
16. Bridewell Lane – Land at the Library
17. Damgate Lane – Play Area
18. The Hill - Grass square at Reedham Road junction
19. Jubilee Woods
20. Roman Woods
21. Damgate Woods
22. Farrow's Wood
23. Land south of New Road



Local Green Spaces (source: Parish Online, with own annotations). Blue line denotes parish boundary.

**Appendix 4(d): Consultation response form (also online).**

# ACLE Neighbourhood Plan

## DRAFT Modified Neighbourhood Plan CONSULTATION RESPONSE FORM

Consultation period: 22<sup>nd</sup> November 2025 to 16<sup>th</sup> January 2026.

**The Acle Neighbourhood Plan is a planning policy document written by the community to guide future development in the area until 2040. The Steering Group want to know your views on the draft Plan.**

**Please use this form to comment on the draft Neighbourhood Plan, or comment online at [www.acleparishcouncil.gov.uk/category/n-plan](http://www.acleparishcouncil.gov.uk/category/n-plan), so we can make amendments before submitting it for examination.**

PLEASE NOTE: This is a formal stage of consultation on the Neighbourhood Plan before it is submitted to Broadland District Council and the Broads Authority. Comments received will be reported in a Consultation Statement which will be submitted alongside the Plan, and which will include your organisation (if applicable) and comments. The Consultation Statement will be publicly available online.

On submission of the Neighbourhood Plan, Acle Parish Council is required to share personal details of those that have commented on the document to Broadland District Council so that they can discharge their legal duties in relation to publicising the submission of the Plan, in accordance with the Neighbourhood Planning (General) Regulations. By submitting a consultation response at this stage, you authorise Acle Parish Council to legally collect and share your data in this manner. You can view the Parish Council's Privacy Policy on the website.



**BY 16<sup>th</sup> January 2026, please deliver your form to the black post box at the Brian Grint Centre, The Street, Acle, NR13 3DY, email [acleneighbourhoodplan@gmail.com](mailto:acleneighbourhoodplan@gmail.com), or complete this form online at [www.acleparishcouncil.gov.uk/category/n-plan](http://www.acleparishcouncil.gov.uk/category/n-plan)**

Please note, if you have any further comments, you are welcome to add another page, or email [acleneighbourhoodplan@gmail.com](mailto:acleneighbourhoodplan@gmail.com).

<b>Name</b>	
<b>Email address</b> (or postal address)	
<b>Organisation name</b> (if appropriate)	

HOUSING AND DEVELOPMENT	
<b>ACLE1: The Design of New Development</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>(Also see ACLE PARISH DESIGN CODES AND GUIDANCE (Appendix document))</i> <i>Comments</i>	
<b>ACLE2: New housing in Acle</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	
<b>ACLE3: Residential Car Parking</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	

BUSINESS AND EMPLOYMENT	
<b>ACLE4: Village centre</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	
<b>ACLE5: Mixed Uses and Brownfield Land</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	

COMMUNITY AND LEISURE	
<b>ACLE6: Acle Bridge Improvements</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	
<b>ACLE7: Education and Health Provision</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree

<i>Comments</i>	
<b>ACLE8: Cemetery Provision</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	

MOVEMENT AND TRANSPORT	
<b>ACLE9: Improving Health, Accessibility and Connectivity</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	

NATURAL ENVIRONMENT	
<b>ACLE10: Flood risk</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	
<b>ACLE11: Light pollution and Dark Skies</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	
<b>ACLE12: New and existing green spaces</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	

<b>ACLE13: Biodiversity and Ecological Corridors</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
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<i>Comments</i>	
<b>ACLE14: Landscape and Important Public Views</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	
<b>ACLE15: Responding to Climate Change</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	
<b>ACLE16: Heritage</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	

**OVERALL**, do you

Agree with the draft modified Neighbourhood Plan

Disagree with the draft modified Neighbourhood Plan

*Any further comments about the draft modified Neighbourhood Plan*

**THANK YOU.**





## Appendix 4(e): Log of all comments and responses to pre-submission consultation (Regulation 14) on the draft Modified Acle Neighbourhood Plan

### Acle NEIGHBOURHOOD PLAN review

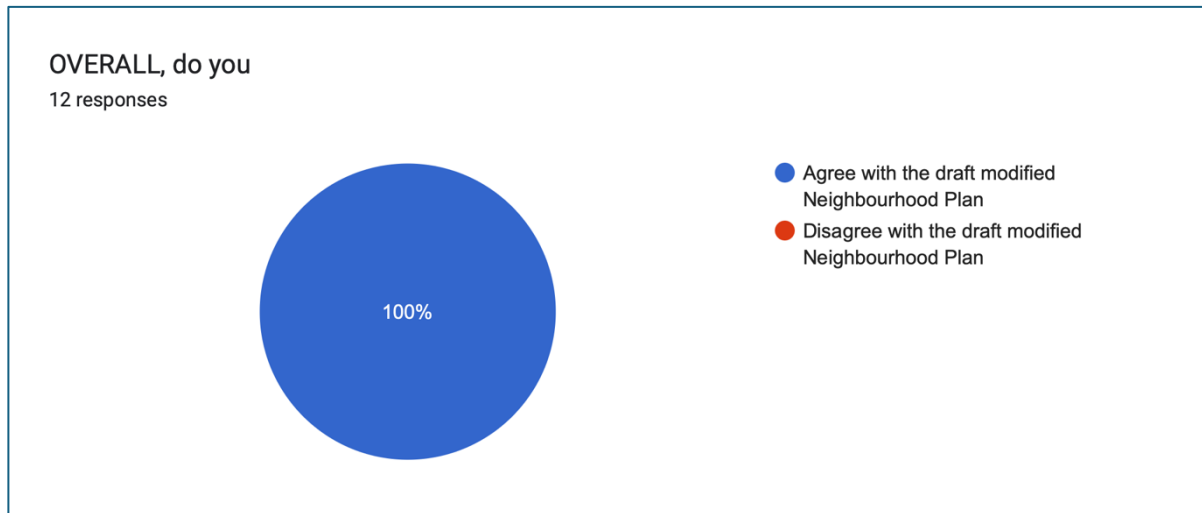
#### Log of all comments and responses to Pre-submission Consultation (Regulation 14)

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##### Table code

	Supportive comment or no change to the Plan
	Change to map or supporting text
	Change to policy/text.
	Change made

The pie charts in the document show the results of those that completed the Consultation Response Forms (paper and online combined).



Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
1	Broadland District Council	General	<p>Although it is understood at this current stage what is meant by references to the 'existing' policies / Neighbourhood Plan, it is felt it would be less ambiguous to refer to the original Neighbourhood Plan document as the '2015 Neighbourhood Plan'. It may be confusing for those reading the plan who are not so familiar with its history, and it is a phrase that will ultimately need amending in any case, as and when the updated version is made.</p> <p><b>Statement to accompany pre-submission version, Nov 2025</b> – we note that the Parish Council does not consider that the proposed modifications to the Neighbourhood Plan are so significant as to change its nature. The statement highlights that two policies have been deleted and the remaining nine policies from the original 2015 Plan have been modified (in many cases, merged with other policies). In addition, ten new policies have been added to the Plan, largely dealing with matters relating to the natural environment and landscape, but also</p>	<p>Noted. Reference to the 2015 Neighbourhood Plan will be used instead.</p> <p>The Government's guidance on updating Neighbourhood Plans makes it clear that there are 3 types of modification which can be made to a neighbourhood plan. The process will depend on the degree of change which the modification involves:</p> <p>Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order.</p>	Amend accordingly ✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>key matters such as the scale, type, tenure and location of new housing, and new cemetery provision. Broadland District Council is required (along with the Broads Authority) to issue a statement detailing its own opinion on the significance of the modifications at the Regulation 16 stage. However, it should be noted that the Council's current view is that the proposed scale of modifications (to a Plan which will be 11 years old) are likely to change the nature of the original document. There is a much stronger focus on the natural environment, including the designation of green spaces where there was none previously. There is also now an accompanying design code and housing needs assessment, which both support comprehensive housing and design policies.</p>	<p>These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.</p> <p>Material modifications which do not change the nature of the plan or order, would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.</p> <p>Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
				<p><a href="https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan">https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan</a></p> <p>The decision on a referendum will be made by the Examiner however the Parish Council view remains that there is not a need for a further referendum based on the fact that the neighbourhood area has not changed, that the plan does not allocate any sites. The Design code builds on an existing design policy (former Policy 10: Future Housing integration). This approach is consistent with that taken in the Rackheath Neighborhood Plan Review which did not require a referendum. The Rackheath Plan did not make site allocations, included the addition of a Design Code and a Housing Needs Assessment and some additional policies relating to biodiversity and infrastructure.</p>	
2	<b>Broads Authority</b>	General	We disagree with the conclusion that 'Acle Parish Council as the qualifying	See response to BDC comments above. The introduction of a	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			body under the Neighbourhood Plan Regulations, does not believe that the modifications to existing policies nor the introduction of new policies are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify'. This is because the Design Guide is new and a significant change and some policies have been deleted and merged and widened.	Design Code does not necessitate the need for a referendum. See national guidance which uses the introduction of a Design Code as something that requires examination but not referendum. <a href="https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan">https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan</a>  The Rackheath Neighbourhood Plan Review included a Design Code but did not require referendum. The decision will be made by the Examiner.	
3	Norfolk Constabulary	General	<b>Meeting Basic Conditions</b>  Norfolk Constabulary welcomes engagement in the Acle Neighbourhood Plan process, and trusts that appropriate changes are made - to ensure that it has regard to national policy and advice and contributes to the achievement of sustainable development.	Comments noted. Changes will be made as necessary and will refer to the latest guidance  See detailed comments below	No change  See detailed comments below

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			These changes are considered necessary for the draft Neighbourhood Plan to meet the “Basic Conditions” pursuant to Paragraph 8, Schedule 4 of the Town & Country Planning Act 1990.		
4	Environment Agency	General	<p>Water Resources</p> <p>Although the Neighbourhood Plan does not currently allocate sites for development, we recommend the Plan includes a Policy that captures the important emerging issue of Water Resources in the event of any in-fill development coming forward during the plan period, not yet allocated. The following text should assist you.</p> <p>Being in one of the driest areas of the country, our environment has come under significant pressure from potable water demand. New developments should make a significant contribution towards reducing water demand and mitigate against the risk of deterioration to our rivers, groundwater and habitats from groundwater abstraction. We recommend you check the capacity of available water supplies with the water company, in line with the <a href="#">2024 Water</a></p>	<p>This is a modification to an existing ‘made’ neighbourhood plan. There is no mandatory Neighbourhood Plan content and therefore there is no obligation for the NP to include such a policy. One of the Basic Conditions is that NPs should not repeat national and strategic policy. This representation is largely requesting wording in the NP that is already present in national or local plan policy. The Neighbourhood Plan is not allocating any specific sites.</p> <p>Comments noted. It is not proposed to include such a policy in the modified NP as this would be in conflict with the existing Greater Norwich Local</p>	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p><a href="#">Resources Management Plan</a>. The Local Planning Authority's Water Cycle Study and Local Plan may indicate constraints in water supply and provide recommendations for phasing of development to tie in with new alternative strategic supplies.</p> <p>New development should as a minimum meet the highest levels of water efficiency standards, as per the policies in the adopted Local Plan. In most cases development will be expected to achieve 110 litres per person per day as set out in the <a href="#">Building Regulations &amp;c. (Amendment) Regulations 2015</a>. However, a higher standard of water efficiency (e.g. 85 l/p/d) should be considered, looking at all options including rainwater harvesting and greywater systems. We recommend reviewing the <a href="#">Shared Standards in Water Efficiency for Local Plans</a> document, which provides guidance and local evidence to help make a case that more stringent water efficiency policies are justified, feasible and viable. Using the water efficiency calculator in <a href="#">Part G of the Building Regulations</a> enables you</p>	<p>Plan policy 2 (9) Sustainable Communities as the NP would be asking for more rigorous standards. However, such a policy would be appropriate for the GNLP Review.</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>to calculate the devices and fittings required to ensure a home is built to the right specifications to meet the 110 l/p/d requirement. We recommend all new non-residential development of 1000sqm gross floor area or more should meet the <a href="#">BREEAM</a> 'excellent' standards for water consumption.</p> <p>Developments that require their own abstraction where it will exceed 20 cubic metres per day from a surface water source (river, stream) or from underground strata (via borehole or well) will require an abstraction licence under the terms of the Water Resources Act 1991. There is no guarantee that a licence will be granted as this is dependent on available water resources and existing protected rights. The relevant abstraction licencing strategy for your area provides information on water availability and licencing policy at <a href="#">Abstraction licencing strategies (CAMS process) - GOV.UK (www.gov.uk)</a>.</p>	THE BREEAM standard is covered in the GNLP Policy 2 and does not need to be repeated in the NP.	
5	National Highways	General	Thank you for consulting National Highways on the abovementioned Neighbourhood Plan.	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>National Highways is a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN).</p> <p>It has been noted that once adopted, the Neighbourhood Plan will become a material consideration in the determination of planning applications. Where relevant, National Highways will be a statutory consultee on future planning applications within the area and will assess the impact on the SRN of a planning application accordingly.</p> <p>Notwithstanding the above comments, we have reviewed the document and note that the details set out within the document are unlikely to have an severe impact on the operation of the trunk road and we offer No Comment.</p>		
<b>6</b>	<b>NHS Norfolk &amp; Waveney</b>	General	The Norfolk and Waveney Integrated Care System (ICS), including the ICB and partner organisations, recognises the importance of aligning housing, community, transport, and	Comments noted. Reference to the Integrated Care Board (ICB) will be made in the appropriate section and the promoters of major developments will be	Amend accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>environmental policies with the capacity and accessibility of healthcare services.</p> <p>Highlights:</p> <ul style="list-style-type: none"> <li>• The anticipated growth in population, driven by new housing allocations and specialist accommodation for older residents, will increase demand on local primary care services, particularly the Acle Medical Partnership.</li> <li>• The ICB is actively collaborating with local authorities and healthcare providers to explore estate expansion and reconfiguration options, ensuring that infrastructure keeps pace with community needs.</li> <li>• Policies supporting inclusive design, active travel, and enhanced access to green spaces are supported for their positive impact on health outcomes.</li> <li>• The plan's mechanisms for developer contributions (e.g., S106 agreements and CIL) are essential for funding health-supporting infrastructure and should prioritise healthcare capacity as a mitigation requirement.</li> </ul> <p>The ICS recommends specific policy additions to ensure that major residential</p>	<p>encouraged to engage with the ICB at an early stage.</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>developments engage with the ICB early, secure proportionate financial contributions, and deliver infrastructure that supports independence, prevention, and wellbeing.</p> <p>In conclusion, the ICS supports the Acle Neighbourhood Plan's recognition of healthcare as a critical component of sustainable development. Continued partnership between local authorities, healthcare providers, and developers will be vital to delivering resilient, accessible, and high-quality health services for current and future residents.</p>		
7	<b>Norfolk Wildlife Trust</b>	General	<p>Thank you for consulting Norfolk Wildlife Trust on the Draft Modified Acle Neighbourhood Plan.</p> <p>The crises of biodiversity loss and climate change are interlinked and it is vital that communities include a focus on nature recovery. We therefore welcome the consideration given to the natural environment within the Neighbourhood Plan policies. This is particularly important due to the close proximity to the Broads and its numerous designated and high biodiversity sites.</p>	Comments noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
8	National Gas	General	<p>National Gas Transmission has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Gas Transmission National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use. Proposed sites crossed or in close proximity to National Gas Transmission assets: An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure.</p> <p>National Gas Transmission has identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.</p>	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>National Gas Transmission provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> <li>• <a href="https://www.nationalgas.com/land-and-assets/network-route-maps">https://www.nationalgas.com/land-and-assets/network-route-maps</a></li> </ul> <p>Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure. Distribution Networks Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com Further Advice Please remember to consult National Gas Transmission on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:</p>		
9	<b>Natural England</b>	General	<p>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</p>	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p>		
10	Norfolk Constabulary	General	<p>This consultation submission is made on behalf of the Constabulary and therefore make the following comments, based on the role Norfolk Constabulary have for policing, making the county a safe place where people want to live, work, travel and invest in.</p> <p>Central Government place great emphasis on the role of the Police:</p> <p><b><i>The Government has reiterated that designing out crime and designing in community safety should be central to the planning and delivery of new development. Specifically the Planning Practice Guidance on Design reminds</i></b></p>	<p>Policy ACLE1 can be amended to include references to Designing out Crime and improving community safety as suggested. Reference will be made in an appendix (G) to the Plan to all relevant guidance</p>	<p>Amend ACLE 1 accordingly. Add new Appendix to list all relevant other guidance that can be referred to.</p>

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p><b><i>practitioners that local authorities are duty bound to adhere to Section 17 of the Crime and Disorder Act 1998 and exercise their functions with due regard to their likely effect on crime and disorder, and do all that they reasonably can to prevent crime and disorder.</i></b></p> <p>The National Planning Policy Framework Dec 2024 also requires that:</p> <p><b><i>“Planning policies and decisions should aim to achieve healthy, inclusive and safe places which... are safe and accessible so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion....</i></b></p> <p>Furthermore, The Charter for Social Housing Residents (Social Housing White Paper) explains that: <b><i>“A home should provide safety, security and dignity. An opportunity to put down roots and contribute to our community so we can enjoy social and civic lives.”</i></b></p> <p>Also, that: <b><i>“We also know we need to do more to prevent acquisitive crime in</i></b></p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p><b><i>social housing, such as burglary and theft. The £25m Safer Streets Fund<sup>34</sup> aims to prevent such crimes from happening in the first place. The fund is investing in crime prevention plans in 52 communities across England and Wales many of which include social housing, and also include activity to tackle anti-social behaviour. “</i></b></p> <p><b><i>And: In addition, our National Design Guide, published in 2025, refers to the importance of designing out crime when developing new homes, and Government’s forthcoming guidance on producing local design codes will set out how homes and neighbourhoods must be designed with safety and security in mind by applying the principles of Secured by Design. This includes using passive design measures, such as ‘eyes on the street’ and appropriate layouts for homes.”</i></b></p> <p>Nationally the Police have sought to provide advice and guidelines to support and create safer communities, most notably reflected in their Secured By Design initiative which seek to</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>improve the security of buildings and their immediate surroundings to provide safe places to live.</p> <p>In terms of creating and maintaining safer communities, there are a number of measures that should be included in the Neighbourhood Plan to ensure that it satisfactorily addresses NPPF provisions and the needs of the Neighbourhood Plan area.</p> <p>1. The Neighbourhood Plan should include the specific objective to 'create and maintain a safer community and reduce crime and disorder'.</p> <p>2. The Neighbourhood Plan should clearly support the principles of crime prevention through good design as the design and layout of the built environment plays an important role in designing out crime and reducing the opportunities for anti-social behaviour. The Neighbourhood Plan should include a policy that 'All new developments should conform to the 'Secured by Design' principles and the Neighbourhood Plan will support development proposals aimed at improving community safety'. This would</p>	<p>Agree to amend the NP to include suggestions 1, and 2. However it is not the role of the NP to make recommendations on the use of District level CIL.</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>be supported by the objective to 'create and maintain a safer community and reduce crime and disorder'.</p> <p>3. The Neighbourhood Plan should include clear reference to the use of developer contributions and / or CIL monies to deliver local initiatives that create safer communities (and reduce crime). This should include measures identified by Norfolk Constabulary, along with County and District Council's infrastructure studies and infrastructure delivery plans, to contribute to the finance of police / bluelight infrastructure (including premises, vehicles, operational equipment and communication equipment).</p> <p>Expertise in crime prevention processes, products and criminal methodology helps the police fight crime; protect properties, businesses and visitors from unnecessary loss. I recommend Acle's Neighbourhood Development Plan includes the security principles of deterring, delaying, denying and detecting criminal activity across all strands of development but in particular residential, commercial and</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>recreational/amenity expansion. Designing in good security processes with developers and builders at the outset is essential to combat criminality and its consequences. At this early stage please consider the following comments in parallel to ongoing proactive policing activity/initiatives across the Broadland area:</p> <p>Crime Prevention Through Environmental Design (CPTED)</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> I recommend the adoption of CPTED principles in building design and development within the geographical parameters of the Acle Neighbourhood Development Plan. This approach will enable the provision of essential security features from the outset, thereby helping to protect new dwellings, existing buildings, commercial developments, community and social facilities from criminal attack and provide design quality features to safely protect the wider population.</li> <li><input type="checkbox"/> Access to/from the countryside, new developments and amenity areas must be balanced by the potential for the criminal to use the same highways,</li> </ul>	<p>Appropriate references to CPTED guidance can be made in ACLE 1</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>cycleways, footpaths and bridleways to commit crime and escape detection. I recommend unnecessary pedestrian and vehicular permeability across the Neighbourhood Development Plan should be given particular attention, especially where these abut the public highway. Safety for users should be considered paramount. Crime Prevention Through Environmental Design corridors should wherever possible be straight rather than meandering as the criminal should be deterred by the overlooking community for as long as possible.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Suitable security lighting provides safety for occupiers and visitors, reduces the fear of crime and is a significant deterrent for the criminal, who seeks to avoid being seen.</li> <li><input type="checkbox"/> Developmental layouts should incorporate suitable protection for private vehicles and appropriate protection for the rear of properties, including commercial buildings.</li> <li><input type="checkbox"/> The design and layout of public open spaces and associated recreational facilities should be carefully assessed to</li> </ul>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>prevent the occurrence of anti-social behaviour or other criminal attack.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Secure boundary treatments to particular developments should be considered proportionate to criminal statistics and not upon aesthetic considerations alone.</li> <li><input type="checkbox"/> Ongoing vigilance, effective natural surveillance (by design) and speedy reporting of emergency, urgent or suspicious activity will benefit all who live, work and visit the Acle area.</li> </ul> <p>As and when building applications are received by the local planning authority for larger developments, (providing greater design detail), we shall be in a position to comment more fully on security issues such as:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Specific boundary treatment and appropriate access control</li> <li><input type="checkbox"/> Property orientation and beneficial active room cover</li> <li><input type="checkbox"/> Public Open Spaces</li> <li><input type="checkbox"/> Parking bay provision and public parking areas</li> <li><input type="checkbox"/> Open landscaping &amp; surveillance benefits</li> <li><input type="checkbox"/> Storage security</li> </ul>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>The early adoption of CPTED principles in the Acle Neighbourhood Plan will be a significant step towards protecting the area for future generations. CPTED principles underpin the national Secured by Design (SBD), police initiative which promotes the adoption of crime prevention measures. In utilizing SBD practice, Acle will benefit by reducing the opportunity for crime and the fear of crime to occur, thereby creating a safer, more secure and sustainable environment.</p> <p><a href="#">See SBD Residential Guide 2025</a>  <a href="#">See SBD Non-Residential Guide 2025</a>  <a href="#">ParkMark – Safer Parking Scheme</a></p>		
	<b>NCC Fire and Rescue Service</b>	General	<p>Underpinned by statutory obligations within the Fire and Rescue Services Act 2004, the Fire and Rescue National Framework for England provides the overall strategic direction for Fire and Rescue authorities. Within the framework, each authority is required to produce a Community Risk Management Plan (CRMP) that identifies and assesses all foreseeable fire and rescue related risks that</p>	Comments noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>could affect its community.</p> <p>3.1.2. Each CRMP must demonstrate how prevention, protection and response activities will best be used to mitigate the impact of risk on its communities.</p> <p>3.1.3. Through local determination of risk and local determination of response standards, it is expected that this will:</p> <ol style="list-style-type: none"> <li>1. Reduce the number of emergency incidents occurring.</li> <li>2. Reduce death and injury from fire and other emergency incidents.</li> <li>3. Ensures emergency response standards of 10 minutes are met.</li> <li>4. Reduce the socio-economic impacts of fire.</li> <li>5. Protect heritage.</li> <li>6. Safeguard the environment.</li> <li>7. Contribute to the development of stronger, more self-sufficient, and cohesive communities.</li> <li>8. Provide value for money.</li> </ol> <p>3.1.4 The above legislation imposes a requirement on Fire and Rescue Authorities to ensure efficient and effective fire and rescue provision, and to ensure that</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			the Service contributes effectively to the wider community safety agenda.		
	<b>Norfolk County Council</b>	General	<p>The County Council welcomes the opportunity to comment on the emerging Neighbourhood Plan and recognises the considerable amount of work and effort which has been put into developing the Plan to date.</p> <p>As the qualifying body may be aware on 16 December 2025 the Ministry of Housing Communities &amp; Local Government (MHCLG) launched its consultation of the proposed reforms to the National Planning Policy Framework (NPPF) and other changes to the planning system. This is still live and the deadline for this consultation is the 10 March 2026.</p> <p>This may have implications to the submission version of the Neighbourhood Plan (NP). For example, supporting text may need to be altered throughout where NPPF paragraph numbers have been quoted if a new version of the NPPF is published before the NP has reached examination.</p> <p>2.2 The Greater Norwich Local Plan (GNLP) is currently undergoing initial</p>	Noted. The NP will use the most up to date references at the time of submission	Amend as required.√

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			work on reviewing the plan. This is worth mentioning in Para 2.4 under subheading Local planning policy. The Broads Authority is also reviewing their Local Plan, and the second Regulation 19 consultation ended 16 January 2026.		
	<b>NCC Local Lead Flood Agency</b>	General	<p>The LLFA comments at Regulation 14 review stage are as follows:  The LLFA welcomes that the Draft modified Acle Neighbourhood Plan 2025 - 2040 Pre-submission consultation draft November 2025 and its 16 no. proposed policies makes reference to the need for developments to consider and mitigate against flood risk from various sources including surface water and fluvial flooding, whilst also giving consideration to sustainability and the implications of climate change.</p> <p>Policy ACLE1: The Design of New Development (modified), Policy ACLE9: Cemetery Provision (modified), Policy ACLE10: Flood Risk (new), Policy ACLE12: New and Existing Green Spaces (new), Policy ACLE13: Biodiversity and Ecological Corridors (new) and Policy ACLE15: Responding to Climate Change (new) and their supporting text and</p>	Comments noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			Objective 5: Natural Environment, are identified as being of the most relevance to matters for consideration by the LLFA.		
	<b>NCC Local Lead Flood Agency</b>	Site Allocations	We would expect that the Neighbourhood Planning Process provide a robust assessment of the risk of flooding, from all sources, when allocating sites. It is not evident to the LLFA that this has been undertaken in respect of any site allocations (however it is noted that no housing is being allocated within the document). If a risk of flooding is identified then a sequential test, and exception test where required, should be undertaken. This would be in line with Planning Practice Guidance to ensure that new development is steered to the lowest areas of flood risk. However, any allocated sites will also still be required to provide a flood risk assessment and / or drainage strategy through the development management planning process.	Comments noted. The Modified Acl plan does not make any site allocations.	No change
	<b>NCC Minerals and Waste</b>	General	No comments	Noted	No change
<b>11</b>	<b>Individual 1</b>	General	See comments above regarding housing. A lot of work has gone into this	Comments noted. The NP Review once adopted will have statutory	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			document but sadly this will always be a 'tick the box' exercise by the government to make local people feel they have a say in their community. At the end of the day local authorities and government will always do what they want regardless of public opinion.	weight. However, implementation is reliant on the Local planning authority.	
12	Individual 2	General	Generally support it.	Support noted	No change
13	Individual 3	General	It is nice and clearly written with well thought out and enforceable policies. Thank you.	Support noted	No change
14	Individual 4	General	Thank you very much to the team who put this together.	Support noted	No change
15	Individual 5	General	I agree but believe it could be improved upon with a bit more consideration	Support noted. Amendments to the plan will be made as the result of comments received	No Change
16	Individual 9	General	Certain aspects need improvement	Noted. Amendments to the plan will be made as the result of comments received	No change
17	Individual 10	General	This is an excellent modified plan, congratulations to all involved. The simplicity and the wording of the policies are first class, obviously some of the points I have provided, define the challenges in delivering the points stated in the plan, it will not be easy but I wish all involved every success in attempting it.	Support noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
18	Individual 11	General	Thank you to the people who have obviously put a lot of work into compiling this Neighbourhood Plan.	Support noted	No change

### Other chapters

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
19	Broadland District Council	Preface – paragraph 8 (p4)	Should it say, ' <i>The Neighbourhood Plan does <u>not</u> allocate any land for new housing</i> '?	Noted, This is an error	Amend preface√
20	Broadland District Council	Para 2.8 (p11)	This is incorrect. The GNLP makes provision for 580 homes between 2018 and 2038. This is made up of a new allocation (B.AC.1) which will provide 340 new homes, and a further 240 homes which have either been completed, received planning permission, or are rolled-forward allocations. Please see paragraph 6.3 of the GNLP (' <a href="#">Key Service Centre Sites</a> ').	Noted. This paragraph will be amended accordingly	Amend para 2.8 accordingly√
21	Broadland District Council	Paragraph 3.5 & Figure 25 (p16 & p64)	A minor presentational note - Ramsar Sites are so named in recognition of the place in Iran where the Convention on Wetlands	Noted. This will be amended	Amend paragraph 3.5 and Figure 25 accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			was signed; Ramsar is not an acronym.		
22	<b>Broadland District Council</b>	Section 11: Implementation and monitoring (pp.91-92)	Whilst the Neighbourhood Plan appropriately concentrates on land use planning matters, it is recognised that community consultation and discussions frequently identify issues that fall outside the statutory remit of the plan but are nonetheless legitimate concerns for residents. The current draft does not appear to make provision for capturing such matters. It is recommended that a mechanism be introduced to record these issues in the form of a Community Action Project List. This would enable the parish to consider these priorities for future investment, including potential funding through the Community Infrastructure Levy (CIL) or other relevant sources. Examples of such projects could include the creation of wildlife areas and ponds, improvements to play areas, and initiatives for village planting and floral displays. Incorporating this approach would strengthen the plan's	Comments noted. Any non-planning actions will be noted by the Parish Council and will be included in relevant project list/CIL action plan as appropriate.	No change

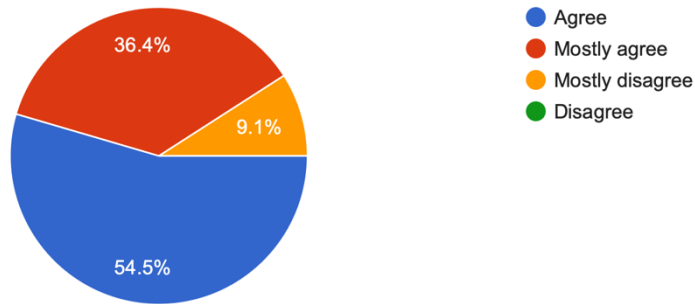
Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			responsiveness to community aspirations and ensure that non-planning matters raised during engagement are not disregarded.		
24	Norfolk Constabulary	Vision and objectives	<p>Chapter 5 – Vision &amp; Objectives</p> <p>1) Expand the 'Updated Vision' to include reference to - development creating healthy, inclusive and safe places;</p> <p>2) Expand 'Objective 1: Housing &amp; Development' (or create a new objective) to promote community safety, cohesion &amp; well-being through the design, layout &amp; specification of buildings &amp; outside spaces;</p>	Agree to update the vision and objectives in the plan to include reference to developing, creating healthy, inclusive and safe places, and consider adding a sentence under health/community about inclusivity.	Amend accordingly√
25	Broads Authority	General and Chapters Preface to Chapter 5	<p>Preface, para 3 – in that ten years, the Local Plan for the Broads was adopted – 2019</p> <p>Preface, para 4 – which Local Plan? There are two relevant to Acle.</p> <p>Page 4, last para: The Neighbourhood Plan does not allocate any land for new housing development above that already identified in the Local Plan.</p>	Noted. These will be amended as appropriate	Amend accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>Page 6, 1.2 – is it better to say subtly?</p> <p>Page 7, para 1.6 – refer to the Local Plan for the Broads.</p> <p>Figure 2 and Figure 5 – show the Broads.</p> <p>Point 2.9 ‘provide open space to reduce leisure visits to the Broads;’ – does this target any specific users such as dog walks, i.e. creating a dog walking meadow which would alleviate impact on sensitive areas (regarding dog presence impact on wildlife). Otherwise, nearby Broads visitor spots such as Salhouse, Acle, Ranworth, South Walsham would all benefit from regular visitors.</p> <p>2.12 and 2.13, Figure 4 – the correct references in the adopted Local Plan for the Broads is ACL1 and ACL2.</p> <p>Figure 4 – this is not the adopted policies maps. Please use the adopted policies maps.</p> <p>Section 2 – might want to say that the Local Plan for the Broads is being reviewed, but the two allocations at ACL1 and ACL2 are being rolled forward.</p>	<p>This wording is taken from the Adopted GNLP.</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>3.8, page 17 – you might want to refer to this: The Local Deprivation Explorer: Making deprivation data easier to find, understand and use – MHCLG Digital which was released in 2025.</p> <p>Figure 8 is a bit blurry</p> <p>Table on page 25 and 26 – the new ones in green don't have a summary paragraph.</p> <p>Figure 13 – it is not clear what the numbers are...</p>		

ACLE1: The Design of New Development (Also see ACLE PARISH DESIGN CODES AND GUIDANCE (Appendix document))

11 responses



Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
26	Broadland District Council	ACLE1: The Design of New Development (pp. 31-33)	<p>3<sup>rd</sup> para: '<i>understanding of Acle context</i>' - should this read '<i>understanding of Acle's context</i>'?</p> <p>4<sup>th</sup> para: suggest this would be better phrased as, '<i>should pay careful attention, <u>in particular</u>, to...</i>'?</p> <p>To save the policy being so long, could it not use the headings &amp; policy reference alone, with reference to the Design Codes? Essentially, the policy copies out the codes from the Design Guide and Codes document and adds fairly stringent criteria (see specific comments below).</p>	<p>Noted✓</p> <p>Agree to review for brevity however, it is important that the emphasis is not lost.</p>	Amend accordingly✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>It is unclear, as written, as Codes with the preface CV.01 appear under the sub-heading under the heading, 'GV.02'. The 'CV.01' and 'CV.02' codes should appear under a new heading, 'A Connected Village (CV)'.</p> <p>Points relating to specific criteria:</p> <p>Page 31: 1.i – should this state '<i>radial pattern of streets and roads</i>', at the end of the paragraph? The Street is only a small section of road in the centre.</p> <p>Page 32: 1. iii – maintaining a 5m gap between dwellings is not always appropriate, so should not be stated as a minimum – it does depend on the grain of development. This is a bit confusing as a gap implies between the sides of properties, but then it states '<i>to minimise overlooking and prioritise amenity space</i>', so does it mean back-to-back spacing? (see also p32 of Design Code).</p> <p>Page 32: 1.iv – we consider that '<i>must not</i>' is too stringent - we would suggest amending this to use the word '<i>should</i>'.</p>	<p>Noted. Amend.√</p> <p>Noted.</p> <p>Noted. Amend√</p> <p>It is preferred to keep the original wording</p>	



Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p><i>to reinforce local distinctiveness unless the use of different materials is justified, such as in relation to the development of a standalone contemporary house without a strong context'.</i></p> <p>Page 32: 1.vii – part of rural character is to have some informal variation in building types. Having consistent fenestration across all dwellings in a development would be quite an urban approach and not appropriate. It does depend on what is meant by 'consistent'. We would suggest this wording should be reviewed.</p> <p>Page 32: 1.viii – Again, this wording doesn't allow for any variation, where it may be justified. In addition, it is not clear as currently worded - it does not make any particular requirement of developers. Thatched roofs (many later replaced with tiles) had steeper pitches, as per the later section. Lower pitches were normally on cart sheds or early C19 slate roofs, for example (these are usually hipped, too). The later wording, stating 40-50 degrees, is not necessarily consistent with the first sentence. We would suggest that the policy avoids specifying roof pitches, as variety is important in a rural area.</p>	<p>Replace consistent with 'complementary'</p> <p>The wording includes 'a variety of roof pitches adds interest'</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>Page 32: 1.ix – Again, we consider this to be too stringent. As currently worded, it does not allow for different approaches that might be justified by circumstances ('must' does not allow for any flexibility). It may be better to state, '<i>appropriate boundary treatments (e.g. ....) should be used in sensitive locations, such as... etc.</i>' Re. the final sentence – it is unclear what is meant by '<i>traditional building plots</i>'? In addition, the local planning authority is not able to enforce the provision of hedgerows (although we can request them as a boundary treatment as part of a planning approval). We are unclear as to what this element of the policy is looking to achieve.</p> <p>Page 33: 2.xvii - we would suggest block paving rather than bricks. Very unlikely to have actual stone as a surface material, unless it means chippings? If so, it would be better to say 'stone chippings'.</p> <p>Page 33: 2.xix – Georgian/Victorian/Edwardian shopfronts are classical designs rather than vernacular. We would just state 'traditional shopfronts' (Figure 60 in the Design Code should not refer to vernacular shop fronts – again, would suggest replacing with 'traditional shop fronts').</p>	<p>In sensitive locations appropriate boundary treatments should be used.</p> <p>Agree to remove reference to stone blocks</p> <p>Replace traditional with existing</p>	<p>Amend Design Code</p>

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
27	Broads Authority	ACLE1	<p>Para 6.7 – there is an adopted design code/guide for the Broads and this needs to be referred to.</p> <p>Para 6.9 – has it been influenced by the Broads Design Guide/Code? That is not mentioned.</p> <p>Policy ACLE1 – should it be ... 'Acle's context...'?</p> <p>Policy ACLE1 1, iii – 'maintain - as a minimum a 5m gap between dwellings to minimise overlooking and prioritise amenity space' – the dash does not really help things. Maybe a couple of , are needed?</p> <p>Policy ACLE1 – 5m gap between dwellings – is that really an efficient use of space? I would suggest this criterion needs clarifying or elaborating and double checking. As written, there is a house, then a gap that is similar to the width of a house, and then another house and so on. That does not imply efficient use of land. That implies that all dwellings need to be detached – is that the aim of it? A 5m gap between new dwellings is quite a lot. Does this depend on its location? For example, in the village centre, there is a denser form of development, with buildings in closer proximity to one another and so a 5m gap between buildings in some places may look incongruous.</p> <p>Policy ACLE1 – GV/02 – the title is 'Sustainable Drainage Schemes (SuDs) and fire prevention', but the topics covered also include connectivity, legibility and wayfinding, traffic calming etc- I see the reference goes from GV to CV and I wonder if</p>	Noted. These will be reviewed and amendments made accordingly.	Amend accordingly √

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>the formatting is wrong and 'connectivity' should be a title?</p> <p>Page 32 GV.01 xi) is it just existing development that fronts or backs onto ponds, wetlands or swales that must take every effort to mitigate flooding or all existing and proposed development in all locations? The issue of flooding is not just caused by over-topping from waterbodies.</p> <p>Page 32 GV.01 xi) this code should perhaps emphasise more the need for blue and green networks to connect with existing blue and green infrastructure to create new and consolidate existing networks.</p> <p>Page 32 GV.02 Sustainable Drainage Schemes and fire prevention. Should these be two separate policies? SUDS and fire protection don't seem to be intrinsically linked in anyway.</p> <p>Page 33 CV. 01.2 Legibility and wayfinding – could this be reworded to something along the lines of: 'Streets should contribute to the character of the area, taking into consideration features such as active frontages, enclosure and high-quality landscaping. Pedestrian routes should be furnished and integrated into the existing street network. Wayfinding could be aided by appropriate signage, for example, timber signage in the countryside being mindful not to create unnecessary visual clutter. '</p>	<p>This refers to new development.</p>	

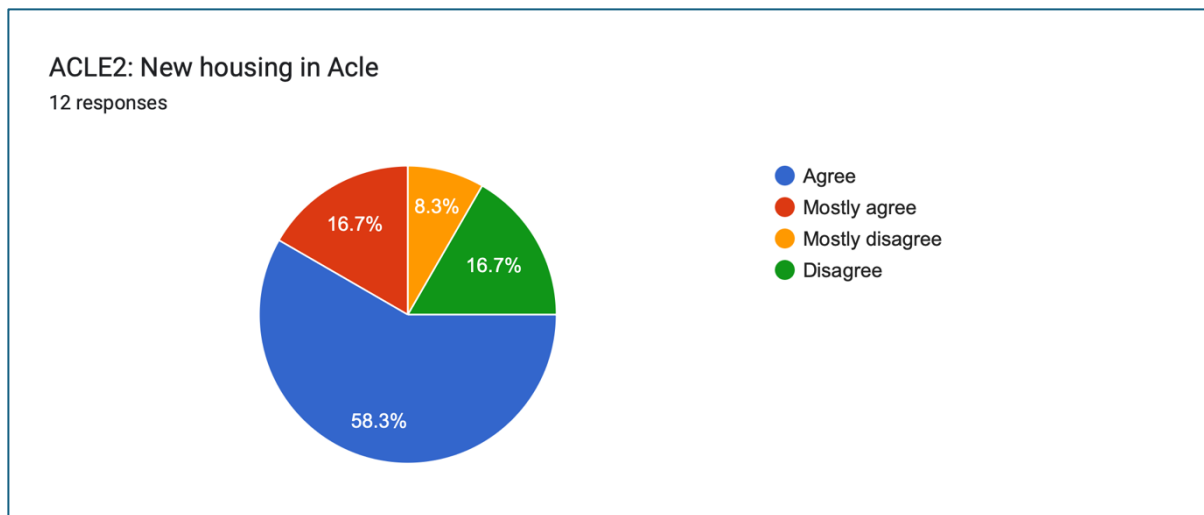


Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>13. It is noted that the Acle Neighbourhood Plan Pre-Submission Consultation Draft does not include any new residential site allocations, which would otherwise lead to population growth and a consequential increase in demand for police services to address the community safety, cohesion and crime impacts arising.</p> <p>14. In the event that any major housing sites are allocated through the neighbourhood plan process, Norfolk Constabulary would wish to secure an appropriate level of developer funding to mitigate and manage the community safety, cohesion and crime impacts arising.</p> <p>15. This process would be assisted by an 'infrastructure policy' within the Neighbourhood Plan requiring developer funding for police infrastructure and facilities.</p>	<p>The NP does not propose any new sites for housing within this plan period.</p> <p>District CIL contributions are a function of the Local Plan not the Neighbourhood Plan</p>	
29	Individual 5	ACLE1	Theoretically the plan sounds fine, practically and depending on government changes and demands for housing the plan could be no more than a plan.	Comments noted	No change
30	Individual 6	ACLE1	A road linking South Walsham Road, and Norwich Road, and also a slip road onto the A47 eastbound would remove a lot of the traffic from South Walsham Road, Bridewell Lane & The Street during peak times.	Noted. This is (hopefully) to be addressed by the GNLP allocations B.AC.1 and B.AC.2 at Norwich Road and South Walsham Road	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
31	Individual 9	ACLE1	Houses to have built in swift bricks / bat houses for wildlife.	Comments noted. Policy ACLE13 includes this requirement	No change
32	Individual 10	ACLE1	I agree with the principles of this policy, but it is imperative that these are maintained in full. Recent BDC practices relating to the Leffins Lane development demonstrated that even when a good case was put to stop this development moving forward by the PC & residents it was overuled.	Comments noted. Having an up to date NP and Design Code should give greater strength to the importance of design in the future. Broadland (with South Norfolk) are just finalizing their own Design work which should also make a difference.	No change
33	Individual 13	ACLE1	RV.01.5 Extensions; text should also include that extensions should not result in a loss of parking space(s). This should also include resisting the conversion of garages - all to avoid parking overspilling onto roads.	The conversion of garages may not require pp; however wording can be included to make it clear that where development, including extensions, would bring the parking provision below the required standards it would not be supported. This is in the Building Regulations and	Amend accordingly✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			All new dwellings should meet the Part G higher efficiency water standards (currently less than 110 litres/person/day)	therefore a requirement.	
	<b>NCC Fire and rescue Service</b>	ACLE1	<p>Housing developments as set out in Neighbourhood Plans can potentially change the risk profile for the area and increase attendance times to incidents. Increases in population place additional demand on fire and rescue resources, both in terms of the need for additional capital investment in new facilities and vehicles and funding for additional equipment based on increased risks. This also impacts revenue budgets for firefighters, officers, and support staff. NFRS dynamically reallocates resources across the county to meet changes in risk and demand.</p> <p>3.2.2 To ensure that NFRS can respond appropriately to the increased risks and demand - Policy ACLE1 (The Design of New Development) and ACLE2 (New Housing in Acle) the supporting text should make it clear that developers will be asked to contribute to fire service vehicles, equipment, facilities and response provision through s106 agreements, where this meets the legal tests set out in the Community Infrastructure Levy Regulations.</p>	It is not the role of the NP to provide guidance on the distribution of District level CIL. Contributions towards fire services are usually part of the S106 and do not need to be included in NP policy.	Amend A accordingly √

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>3.2.3 The capability and availability of water resources to fight fires is also a key consideration for the Service. The provision of public fire hydrants on residential developments is not covered by Building Regulations 2010 (Part B5 as supported by Secretary of State Guidance 'Approved Document B'). Developers are expected to make provision for fire hydrants to adequately protect a development site for fire-fighting purposes. Policy ACLE1 (The Design of New Development) should make appropriate reference to the need for fire hydrant provision associated with new development.</p> <p>Due to the risk of fire spread Policy ACLE1 (The Design of New Development) should make clear that any purpose-built structure to house refuse or recycling bins should not be built next to residential houses.</p>	This can be included in the policy.	
34	NHS Norfolk and Waveney	ACLE1	<p>Embed policy in Design/Development policies – Healthy Homes: New dwellings must meet the Acle Design Codes for daylight, ventilation and thermal comfort, incorporate measures to prevent damp/mould and include inclusive/accessible/adaptable layouts.</p>	Comments noted. New development would be expected to meet design code requirements building regulations	No change



Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
35	Broadland District Council	Para. 6.16 (p34)	<p><u>Housing Enabler</u></p> <p>Re. bullet point 3: '<i>discounted sales (First Homes) and social housing</i>' - all these tenures are classified as affordable (social) housing. Does this mean other affordable housing tenures (as no First Homes or Discount Market Sale (DMS) homes have been delivered in Acle)? The only affordable housing tenures to have been delivered within the Parish are Shared Ownership and Shared Equity, via Registered Providers. Elsewhere in Broadland we have seen delivery of DMS (80% OMV) and First Homes (70% OMV) direct by the developer.</p>	<p>Comments noted.</p> <p>This is from the survey which sought the views of the community in terms of their aspirations.</p> <p>Amend accordingly</p>	Amend accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>Also, for clarity, does this mean affordable / social rented housing, rather than just Social Housing? Should it reference Shared Ownership, Shared Equity, as well as DMS and First Homes - all Affordable Home Ownership tenures? Affordable Housing for Rent includes Affordable Rent, Social Rent and Intermediate Rented dwellings (as per Annex 2 of the NPPF).</p> <p>Re. bullet point 4: <i>'Priority for affordable housing should be people with a local connection to Acle'</i> – as noted below, BDC has introduced a new Local Lettings policy which, given the size of Acle, means that all new affordable, rented homes will be for local lettings (in perpetuity), rather than only a third being for local let (and at first let only) as previously.</p>	<p>This is welcome and can be referenced.</p>	
36	Broadland District Council	Para. 6.19 (p35)	<p><u>Housing Enabler</u></p> <p>Re. bullet point 8: <i>'The majority of the current dwelling stock in Acle is 3 bedroom'</i> – if this is the case, we would ask why this is deemed to be the property type with the highest housing need (see comments on ACLE2, below)? In terms of Affordable Housing for rent, the greatest housing need is for 1 bedroom and then 2 bedrooms property types.</p> <p>Re. bullet point 9: <i>'81% of Acle households currently "under occupy" their home'</i> - similarly, if under-occupation is the issue, why is the highest need for 3-bedroom, rather than 1-bedroom properties?</p>	<p>Noted. The distinction can be made between open market and affordable housing.</p>	<p>Amend accordingly ✓</p>

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			Re. bullet point 11: <i>'Future housing delivery should be focussed on 3-bedroom dwellings which would allow for some downsizing, and also some upsizing, depending on the needs of the household'</i> – see comments above and as part of ACLE2, below. It is unclear why there is a focus on 3-bedroom dwellings, given the points raised.	This is a little simplistic 3 bedrooms allows for both movements	
37	Broadland District Council	ACLE2: New Housing in Acle (p36)	<p><b>Location of new housing in Acle</b> – the first paragraph is not correct, as written. The allocations within the GNLP are not within the settlement limit. We recommend this is re-worded to state <i>'...or within specific allocations made in the adopted Local Plan.'</i></p> <p>The GNLP looks forward to 2038, whereas the Neighbourhood Plan looks forward to 2040. With this in mind, there should be an acknowledgement that the revised Local Plan may well bring further growth beyond 2038.</p> <p>What about smaller exception sites, adjacent to the settlement limit, that seek to meet a local need, as well as self/custom build proposals under GNLP policy 7.5? The policy is silent on this type of proposal.</p> <p>Re. paragraph 3 – the existing Development Plan already establishes that proposals within the settlement limit will be permitted provided that they accord with other policies within the Plan. This paragraph is adding specific conditions which would constrain</p>	<p>Agree that the word 'or' is missing.</p> <p>Such a reference could be included to make this more explicit.√</p> <p>Thes are covered by GNLP Policy 7.5 and therefore do not need to be repeated.</p> <p>Amend accordingly</p>	Amend accordingly √

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>development that would otherwise be acceptable in principle (e.g. requiring all development to 'enhance' form, character and setting). The policy could be framed more positively by supporting development which, for example, incorporates good quality design which maintains or enhances the character and appearance of existing buildings, street scene and surroundings. This would take a more balanced approach to managing infill development.</p> <p><b>Size</b> - by specifying in the policy that the size of new housing should focus on mid-sized, 3-bedroom properties, this does not promote a range of building types and contradicts part of policy further down, which states '<i>new development should provide for a mix of housing types</i>'. We suggest that the policy is re-worded to provide for a mix of housing, with particular importance given to 3-bedroom properties.</p> <p><u>Housing Enabler</u></p> <p><b>Size</b> - The (local) affordable rented need in the parish is unlikely to be predominantly for 3-bedroom houses as the majority of housing need for rented homes on the Broadland Housing register is for 1-bedroom property types.</p> <p>The Housing Register data for local housing need (as at Sept 2024) showed that the largest housing need was</p>	<p>Agree. Amend</p> <p>Check and clarify figures and text regarding housing need and affordable housing, ensuring alignment with current data and comments from the housing enabler.</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>for 1 and 2-bedroom homes at that time – only one household each was in need of a 3 and 4+ bedroom home for affordable / social rent tenure.</p> <p>We assume the open market and affordable home ownership need has been extrapolated to come up with the figure showing the highest local need is for 3-bedroom homes? By retaining this requirement specifically for 3-bedroom dwellings, this may make delivery of other smaller house types more difficult over the NP lifetime.</p> <p><b>Affordable Housing</b> – the GNLP states at least 33% affordable housing should be provided on developments, whereas stating a third of the total units (meaning 33.33%) is less specific may lead to future confusion around the exact percentage.</p> <p>The Council is already encountering confusion on sites where at least 33% needs to be delivered (as per GNLP). If the affordable housing is rounded down on any developments, to provide less than 33% (even if 32.9%), the Council is now making it a requirement to provide an extra unit, to provide over 33%. On small sites this then means we may achieve 35/36%, with the additional unit. This is the approach now being taken if the AH percentage calculates to less than 33%.</p>	<p>The HNA sets out clearly how this figure has been arrived at.</p> <p>Noted This is a helpful clarification.</p> <p>Support noted</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>We support the proposed 60:40 tenure split (rent: AHO) – unless there is a local preference to maximise the affordable rent delivery to better meet the needs of households on the Housing Register (Housing Enabling now use as a starting stance a 70:30 tenure split)?</p> <p>Re. 'Priority for affordable housing should be given to those who can prove a local connection to Acle parish' - note that Broadland District Council has introduced a new Local Lettings policy. As the parish size of Acle is less than 3,000, all of the affordable rented homes will be for local lettings (in perpetuity) rather than only a third for local let (at first let only), as was previously the case.</p> <p><b>Specialist housing</b> – we would suggest this refers to Ground Floor Flats as well as bungalows. It is harder to achieve bungalows on certain sites if viability is an issue, but generally developers are able to deliver Ground Floor Flats for rent (such as 1 bedroom) with level access and to M4(2) standard (wheelchair accessible).</p>	Agree	
38	Broads Authority	ACLE2	<p>Policy ACLE2 – is there an 'and' missing: 'The focus for new development in Acle over the plan period will be within the adopted settlement limit (figure 14) and within specific allocations made in the Greater Norwich Local Plan'.</p> <p>Policy ACLE2 – 'Size: where new housing is to be provided, the focus should be on mid-sized 3 bedroomed dwellings, as both affordable and open</p>	Comments noted. These will be reviewed and amendments made accordingly	Amend accordingly ✓

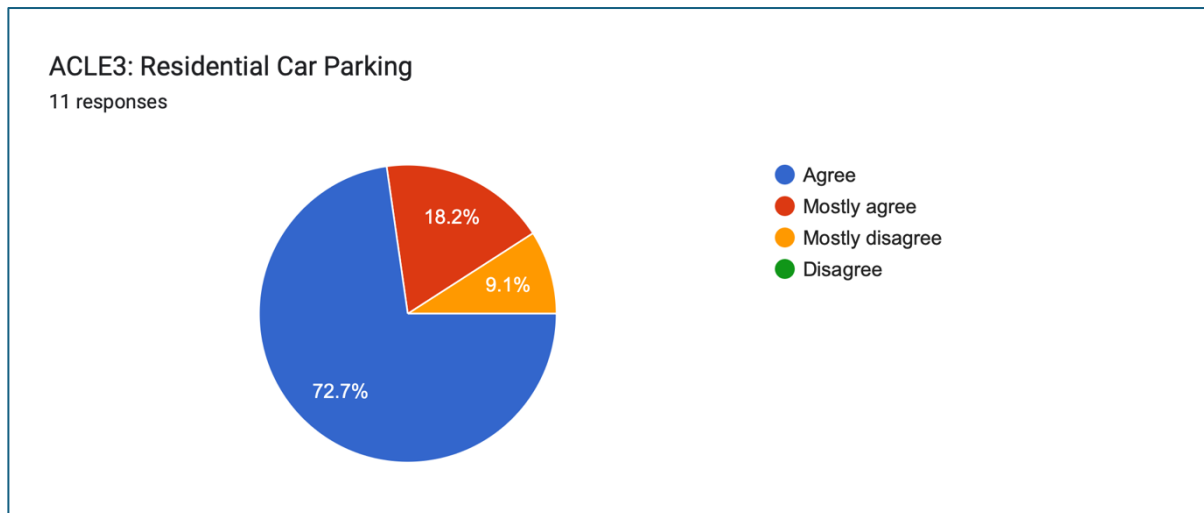
Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>market dwellings, which retains the current range and mix of housing available and maintains a balanced and inclusive community'. The bit highlighted seems justification and does not link to the policy. Perhaps the link is 'as this retains'? Is it needed in the policy? Footnote 14 – major development also has a land area limit. So you might want to refer to that in the footnote, rather than just referring to the number of dwellings.</p> <p>Objection – ACLE2 6.14 says 'New 'windfall' housing development should be located inside the adopted settlement limit for the village, close to existing development and within easy reach of the village centre, where good access to local facilities can be achieved'. By virtue of being inside the adopted settlement limit, the other two things are addressed. Or are you saying that the other two things (easy reach of village centre and good access to local facilities) mean that development can be outside the settlement limit if they meet those criteria? The inclusion of all three is not clear. Policy ACLE2 – similar to previous comment on location of dwellings, what does para 2 of the ACLE2 add if all new dwellings are directed to the settlement limit? Is para 2 adding another set of locational criteria? So dwellings don't need to be in settlement limits if they meet para 2 of the policy? This is confusing and needs clarification. If you are introducing different locational criteria for development and allowing it outside of the</p>	<p>See also changes proposed in relation to Broadland comments above.</p> <p>See response to Broadland comments above.</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			development boundary, the Broads Authority objects as this is contrary to local and national policy.		
39	Broadland District Council	Neighbourhood Plan Housing Needs Assessment (HNA)	<p><u>Housing Enabler</u></p> <p>Para 4.6.7 (p23) – Re. ‘However, it should be acknowledged that Affordable Housing for ownership <b>expresses</b> potential demand with these households generally housed in rented accommodation but with insufficient incomes to afford a mortgage or without sufficient savings for the deposit to transition to ownership.’ This sentence is unclear as written, particularly ‘...expresses potential demand...’. Can this be clarified?</p> <p>Appendix F: Glossary – ‘First Homes’ (p77). Re. ‘These homes are available to first time buyers as a priority, but other households will be eligible depending on agreed criteria.’ - First Homes are specifically for First Time Buyers. Even if only one of the applicants in a couple has previously purchased a property, then they are not eligible for a First Home. Local connection criteria can apply as can Key Worker and Armed Forces eligibility criteria (at the LA discretion).</p>	<p>The issue has been clarified in the NP</p> <p>This is the definition from the NPPF</p>	No change
40	NHS Norfolk & Waveney	ACLE2	<ul style="list-style-type: none"> <li><b>Housing &amp; Development (Section 6):</b></li> <li>This section uses the Housing Needs Assessment (HNA) to shape the type, size and tenure of new homes for Acle. A higher proportion of smaller homes and the specialist/older peoples housing has the potential to</li> </ul>	Support noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			raise primary care activity and home based/community support needs. The design codes linked in the appendices do promote inclusive and accessible layouts, which is positive for healthcare outcomes.		
41	NHS Norfolk & Waveney	ACLE2 New Housing	Specialist housing for older people must demonstrate proximity and safe access to primary care and pharmacy services and provide on site features supporting independence and prevention (e.g., mobility friendly design, community space).	Noted. The policy can be expanded to make this reference	Amend accordingly ✓
42	Individual 1	ACLE2	Sadly, from recent events it seems a pointless exercise for the Parish Council or villagers to make or propose any suggestions regarding housing developments in the village as this will be overruled by the local council. Areas for development were clearly outlined in the earlier village plan but were dismissed by the local authority despite protests from residents. This document, while being well attended, will be overruled by the council to suit theirs and any future government policies.	The previous NP did not contain any allocations. The recent approvals in Acle have been the result of a lack of a 5 year land supply) due to nutrient neutrality) and the fact that there was no up to date NP in place. The review of the NP aims to mitigate that position	No change
43	Individual 3	ACLE2	I like that 3 bed houses are specified	Support noted	No change
44	Individual 4	ACLE2	There is evidence of demand for properties smaller than the stated 3-bedrooms: given the degree of under-occupation and the status of Acle as a retirement destination, wouldn't it be good to	Agree. The policy wording will be amended as a result of other representations to	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			encourage downsizing by seeking the building of new 2-bedroom properties?	make reference to smaller properties.	
45	Individual 5	ACLE2	<p>Given that only 27% of the population responded and despite the Parish Council's open day, either the old Acleites, view the plan as a 'done deal' or depending on Facebook comments going to happen anyhow. Sadly the village has lost it's 1960s/1980s vibe when the centre was 'alive and vibrant'</p> <p>The plan does not discuss areas where new shops could be build or services such as dentists, doctors etc. Although it does acknowledge a limited amount of shops.</p> <p>With yet another increase in housing and inadequate facilities to cope with the existing residents waiting times / appointments will be even longer.</p> <p>Similarly schools need to be hilighted more given Cantley and other schools are closing.</p>	Comments noted	No change
46	Individual 10	ACLE2	As ACLE1 agree wholeheartedly with the words of the policy, but they must be adhered to!	Comments noted	No change
47	Individual 14 (AMT Planning Ltd)	ACLE2	<p>The primary objection related to the suggestion that new housing will only be supported within the settlement limit. As identified within the accompanying Acle Design Guide, there are built up parts of the village that lie beyond the currently defined settlement limit, yet the appropriate re-development of such areas would enable needed housing in sustainable locations.</p> <p>Recognition should be given to the potential for 'settlement edge' locations to provide for appropriate</p>	The policy wording was missing 'or' which clarifies that new development will be inside the settlement limit or as a specific Local Plan allocation. This is in accordance with comments from BDC above.	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>housing. Such development would of course need to adhere with relevant criteria, to ensure it is appropriate, but at present the NP is dismissing the potential for some good sustainable sites to be delivered for housing.</p> <p>The draft NPPF addresses such matters when referring at S5 to the principle of development 'Outside Settlements', recognizing that there should not be a blanket ban on development, especially housing, simply because a site lies outside of a settlement boundary.</p>	The draft NPPF is still draft and therefore does not have influence on planning policy.	

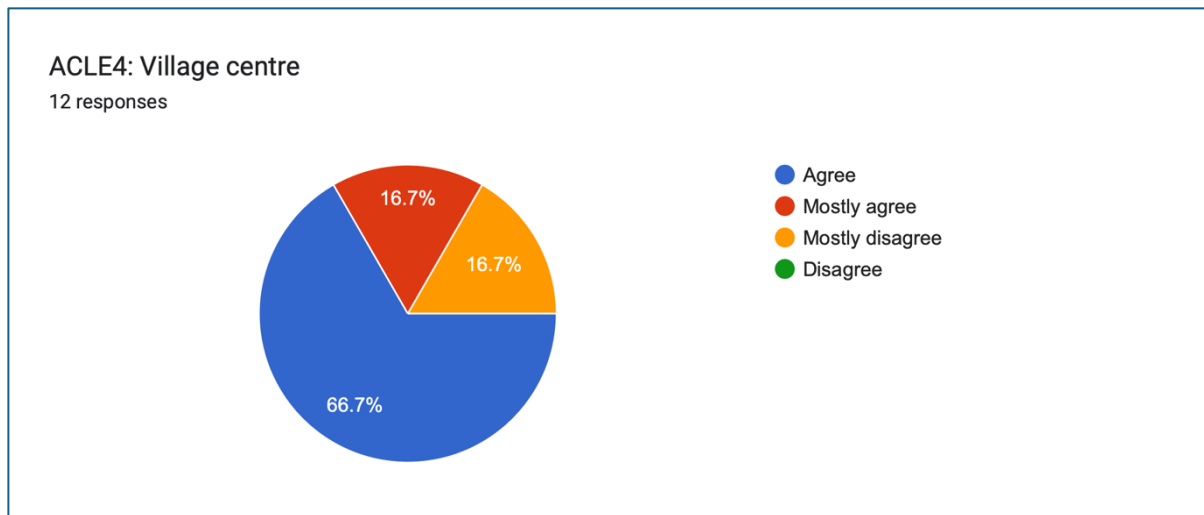


Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
48	Broadland District Council	Paragraph 6.22 (page 37)	All new houses are now required to have electric charging points, as set out in Building Regulations.	Comments noted. This can be mentioned in the supporting text	Amend policy and text√
49	Broadland District Council	ACLE3: Residential Car Parking (p39)	The policy states that road design should not include shared surfaces. This is an accepted form of road provision by the Highways Authority, as set out in their guidance, and so this would be contrary to the existing NCC practice.	The preference is for shared spaces to be avoided unless it can be demonstrated that the arrangements are safe for all users	Amend accordingly√
50	Norfolk Constabulary	ACLE3	Objective 1: Housing and Development: 1) Inclusion of SBD Guides within Useful Resources of the Acle Parish Design Guidance and Codes 2025. 2) Policy ACLE3 Residential Car Parking should make reference to secure parking spaces. This may become more relevant with electric vehicles and keyless cars. Parking bays should ideally benefit from good natural surveillance, for example being overlooked by the clear windows of public buildings and private dwellings. A location with good footfall is also desirable, to ensure there are sufficient people nearby who may notice suspicious activity and contact police. Bays that are either secluded, enclosed, or sited on their own within traffic islands, can be targeted because there are no passing pedestrians or vehicles to deter crime. Surrounding buildings with opaque or transfer covered windows will also provide little benefit.	Comments noted. The policy can be amended as appropriate . A number of these points are already covered by the policy.	Amend accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p><input type="checkbox"/> Vehicles should either be parked in locked garages or on a hard standing within the dwelling Boundary.</p> <p><input type="checkbox"/> Where parking is designed to be adjacent to or between units, a gable end window should provide residents with an unrestricted view over their vehicles; (opaque or otherwise obscured glass in gable end windows do not constitute an unrestricted view in these circumstances).</p> <p><input type="checkbox"/> Where communal parking areas are necessary, bays shall be sited in small groups, close and adjacent to homes, be within view of active rooms, and clearly marked, so that it is obvious which parking spaces belong to which dwellings.</p> <p>The word 'active' in this sense means rooms in building elevations from which there is direct and regular visual connection between the room and the street or parking court. Such visual connection can be expected from rooms such as kitchens and living rooms, but not from more private rooms, such as bedrooms and bathrooms. Secured By Design Residential Guide 2025.</p>		
51	<b>Broads Authority</b>	ACLE3	6.21 first sentence is a bit clumsy 'Parking provision for developments in Broadland should be made in order to satisfy the relevant adopted standards of Norfolk County Council as Highway Authority'. I think you are saying that Norfolk County Council has parking standards. But what is written does not really say that	Comments noted. All comments will be reviewed and amendments made accordingly	Amend accordingly ✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>well. This is also talked about in 6.25 a bit more clearly.</p> <p>6.22 &amp; ACLE 3 on electric vehicle charging – isn't this mandatory in the Building Regs now?</p> <p>Policy ACLE3: The design section strays into the design of roads: 'Road design should include a clear demarcation between highway and footways and should not include shared surfaces'.</p> <p>Policy ACLE3: Parking provision – you defer to NCC standards but then include standards in the policy. Are these repeating NCC standards or different parking standards?</p>	<p>Mandatory from 2027</p> <p>See response in respect of shared surfaces above. These refer to NCC standards.</p>	
52	Individual 5	ACLE3	<p>Car parking is a nightmare, the Street cannot cope with cars being parked whilst owners catch buses, this has been stressed by the local businesses needing car spaces for customers.</p> <p>The majority of households have a minimum of 2 cars yet the new housing estates are not always sympathetic to this.</p>	<p>It is difficult for the NP to deal with existing parking issues Its scope relate to new development where it can try to ensure that adequate parking provision is made . The NP seeks to achieve this.</p>	No change
53	Individual 6	ACLE3	<p>most family homes could easily have 3 or 4 vehicles, provision for off highway electric charging is a must</p>	<p>See BC comments above in respect of electric charging. Comments note re parking</p>	No change
54	Individual 10	ACLE3	<p>Very good!</p>	<p>Support noted</p>	No change
55	Individual 13	ACLE3	<p>New car parking spaces should be side-by-side, and not end-on (ie. one car behind the other) , all to avoid occupant laziness and thus parking over-spilling onto roads.</p>	<p>Comments noted. This arrangement would prevent the tendency for on street parking for the</p>	Amend accordingly ✓

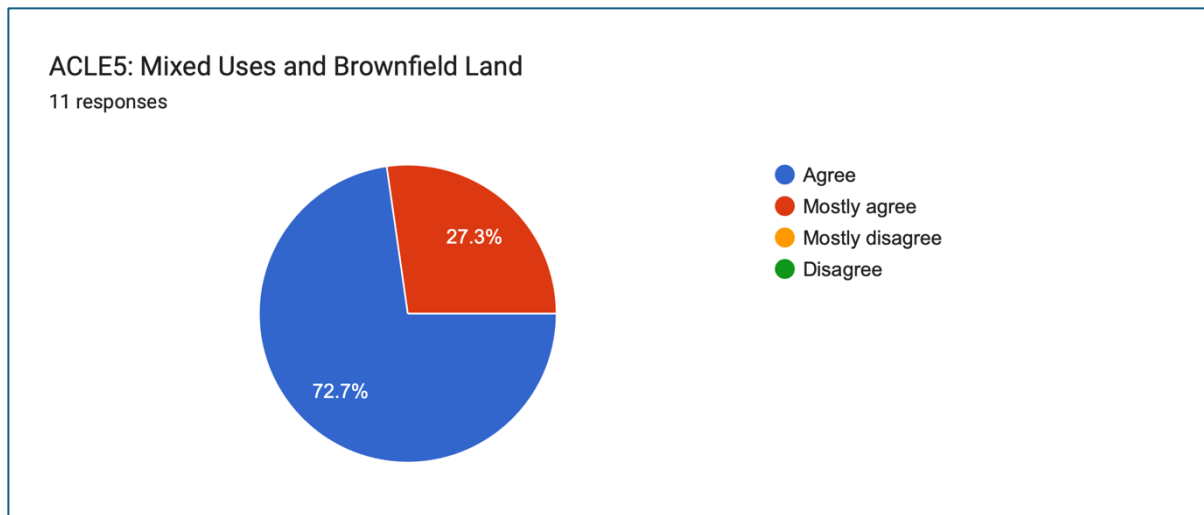
Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
				reasons given however it requires more space and therefore developers may be resistant . This could be included in the policy as a preference	
	<b>NCC Fire and Rescue Service</b>	ACLE3	<p>Policy ACLE3 (Residential Car Parking) of the Local Plan should have regard to the need for Fire appliance access to all areas of developments as this is vital for emergency response and should be in compliance with Building Regulations 2010 (Part B5 as supported by Secretary of State Guidance 'Approved Document B').</p> <p>3.2.6 Where residential properties (dwellinghouses) are located more than 45 meters away (furthest point of floorplan) from the closest fire appliance access location British Standard 9991 directs that domestic sprinklers should be installed in accordance with British Standard 9251 and this will allow a maximum access distance of 90 metres to the furthest point of the floorplan in dwellinghouses with no floor more than 4.5 metres above ground. This is reduced to 75 metres where a floor is over 4.5 metres above ground. Norfolk Fire &amp; Rescue Service would expect developers to adhere to the access distances given above or prove comparable safety of occupants should they wish to deviate from these.</p>	<p>This refers to compliance with Building regulations which is not a NP matter.</p> <p>This could be added to the text/policy for ACLE 15 under the Fire Breaks section</p>	Amend accordingly ✓



Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
56	Broadland District Council	ACLE4: Village Centre (p42)	<p>To add clarity for decision makers, we would recommend the consideration of criteria to determine when residential development above retail premises would be supported (for example, only if the retail use would not detrimentally affect the amenity of the residents, or only where the retail use is compatible with residential use above).</p> <p>Fourth paragraph – we do not consider that this is proportionate, as written. The requirement to improve the public realm, create social and community spaces etc. will depend on the scale, nature and location of the proposal.</p>	<p>Comments noted. This clarification can be added.</p> <p>Agree this would need to be proportionately applied.</p>	Amend accordingly✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
57	Individual 5	ACLE4	<p>Acle is becoming a dormitory village for Norwich, the plan states quite categorically there is little local employment. No mention is made as to how and what can be done to attract businesses into the village.</p> <p>Acle had 2 bakeries in the 1960s/1970s, one on the Green the other on the New Road, efforts should be made to encourage the likes again.</p> <p>Whilst there is now a small grocers next to the Vaults this together with The Co-op is inadequate. Parking is difficult leading to cries of outrage about people parking in disabled spaces etc.</p> <p>Perhaps the Co-op Funeral could be returned to a grocers.</p>	Comments noted. However these are commercial decisions that are not necessarily influenced by planning policy	No change
58	Broads Authority	ACLE4	<p>7.2 says 'This in turn means that the village centre is largely unsuitable for active retail and leisure uses which spill out onto the pavement and create active frontages and a vibrant atmosphere'. So do the uses spill out onto the pavement or do they not spill out onto the pavement? If they don't, should it be 'which could'? It is not clear what the situation is versus what you want to happen.</p> <p>7.5 'still very important to the community'.</p>	Comments noted. It is not physically possible in most areas of Acle village centre for such uses to take place on the pavement	No change
59	Individual 6	ACLE4	<p>Provision of a large gravel carpark behind Full River, Acle Pharmacy, Old Bank House &amp; Gentleman Jack's - with a one way in/one way out setup to help provide suitable parking for more than 2 hours, (but not all day) - benefits visitors who may visit shops and cafe's but are tight on the 2 hour limit.</p>	Noted. This site has previously been promoted for this use. It is already difficult to access and exit safely and there are	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
				highway concerns.	
60	Individual 9	ACLE4	5 hairdressers / beauty / nails is enough. 2 Charity shops is enough.	Noted. The NP can only influence changes between use classes. The uses described all fall in similar use classes and therefore permission to change is not required. There are also few empty premises and therefore these businesses appear to be commercially viable.	No change
61	Individual 10	ACLE4	I applaud what has been achieved in Acle to date every village and town in the land experience maintaining a high street, but it would be good if a more diverse set of local businesses could be attracted to the village.	Support noted. The NP aims to protect the existing range of business in the centre	No change

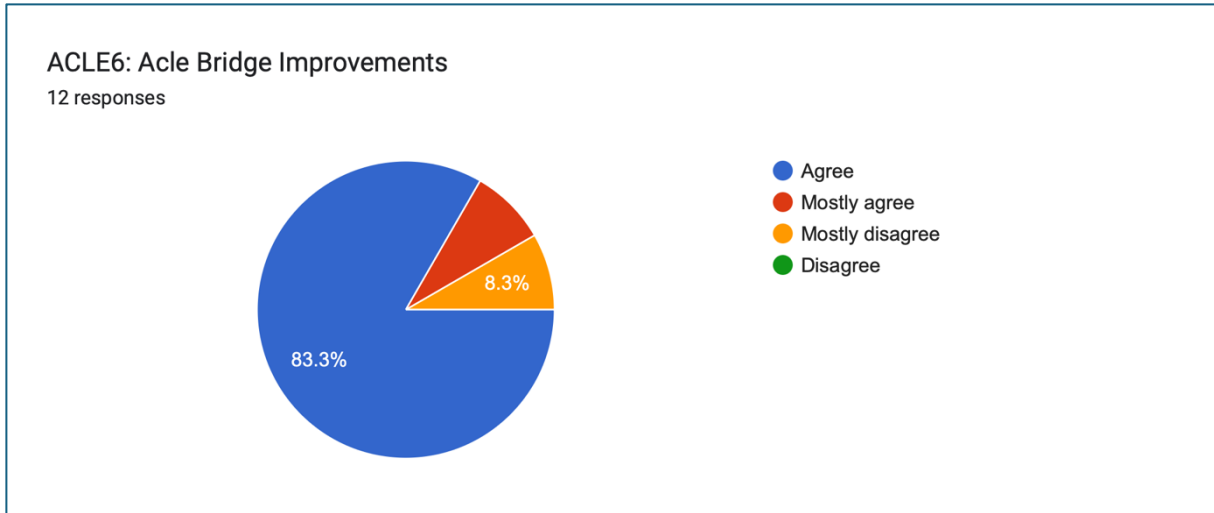


Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
62	Broadland District Council	ACLE5: Mixed Uses and Brownfield Land (p44)	<p>It is unclear why the policy needs to specify brownfield land in particular, given the re-use of previously developed land is already a focus for development within national policy. Why not '<i>underused or vacant land within or adjacent to the village centre</i>'?</p> <p>As worded, the policy would only support the re-use of 'brownfield' land where the site is within or adjacent to the village centre and where it is for a mixed-use proposal. This doesn't offer any clarity on, for example, proposals for residential schemes on vacant land away from the village centre (which would be making efficient use of land, in accord with the NPPF). We would suggest the policy needs to be</p>	Noted. The policy could be reworded for clarity.	Amend accordingly✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>made clearer that it relates to mixed use schemes in the centre of the village.</p> <p>There are also quite a number of stringent criteria here for proposals to meet and we would query whether all of these are justified and will contribute to sustainable development. As an example of the particularly high bar that is being set, any proposal on brownfield land is required to visually enhance the character of the area (point h). It is unclear why it is insufficient for any proposal to (at the least) not be detrimental to the character of the area. In addition, point (g) is very subjective – how would this be measured?</p> <p>We consider that, in order to meet the Basic Conditions, the policy should be re-worded to result in a more positive policy which influences mixed use development and helps to retain vibrancy within the village centre.</p>	<p>If new development is not expected to improve and benefit its location then it would not be compliant with the NPPF which seeks to raise standards of design and create beautiful places. Accepting a lower bar of 'do not harm' does not fit with the aspiration to improve the area.</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
				As mentioned above policy to be reworded for clarity.	
63	Individual 5	ACLE5	If more houses have to be built consideration must be given to accessibility. The bypass was originally built to keep traffic out of the village. Part of the new plan would necessitate vehicles having to go through the village to pick up or exit the A47 bypass. Or in the case of accessing the South Walsham Road increase traffic past the school and increasing problems where the road meets Pyebush Lane, Bridewell Lane and Crossways Terrace.	Comments noted. Improvements to walking and cycling and connections to facilitate those are to be sought. Traffic issues may be addressed by the development of the GNLP allocations which will provide some benefit	No change
64	Individual 6	ACLE5	Linked to Village Centre Improvement - provision of a large gravel carpark behind Full River, Acle Pharmacy, Old Bank House & Gentleman Jack's - with a one way in/one way out setup to help provide suitable parking for more than 2 hours,	See response to ACLE4 above	

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			(but not all day) - benefits visitors who may visit shops and cafe's but are tight on the 2 hour limit.		
65	Individual 9	ACLE5	Enough houses / building already	Comments noted. The NP is aimed at managing development and does not allocate any additional,	No change
66	Individual 10	ACLE5	Very good!	Support noted	No change
67	Individual 14 (AMT Planning Ltd)	ACLE5	<p>The policy is targeted at village centre development. But consideration should also be given to the benefits that the redevelopment of brownfield sites beyond the village centre can bring. Some such sites, whilst not lying in the village centre, are in very sustainable locations, and would represent a good location for new development, even if lying beyond the currently defined settlement limit.</p> <p>The headline of Policy ACLE5 implies that any brownfield proposals should be considered against this policy, whereas in reality it only relates to village centre sites, so it is not relevant to many brownfield development opportunities.</p>	<p>Comments noted. Policy can be clarified it is in relation to village centre development</p> <p>See also response to Broadland comments on this policy</p>	Amend accordingly.

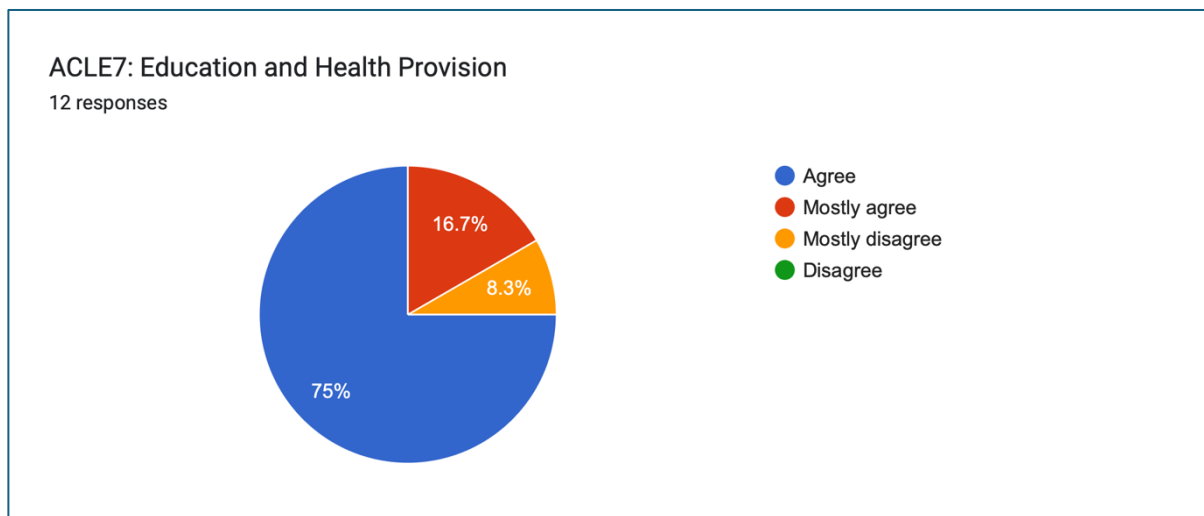


Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
68	Historic England	ACLE6	<p><b>Policy ACLE6 Acle Bridge Improvements</b></p> <p>We welcome that reference is made to the Scheduled Monument 'Site of St. Mary's Wey Bridge'. We would encourage where possible that new interpretation referenced within this policy could also include interpretation or information relating to the Schedule Monument as a way to celebrate Acle's sense of heritage and place.</p> <p>For any specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Norfolk County Council.</p>	Support noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.		
69	<b>Broads Authority</b>	ACLE6	Page 46-47 Policy ACLE6 Acle Bridge Improvements: Should this also reference the need to consider the setting of the WW2 heritage at Acle bridge and potentially provide some heritage interpretation about the heritage significance of this area? See Norfolk Heritage Explorer (HER)	Noted . See Historic England response above. Note: The provision of heritage interpretation isn't necessarily in the scope of the NP however reference to the setting should be made	Amend accordingly ✓
70	<b>Individual 5</b>	ACLE6	Acle recently won an award for best boating experiences but there is no signage celebrating this fabulous achievement. The Bridge pub has pulled all the stops out to encourage visitors and locals alike to dine with them etc. Sadly other restaurants... the spanish tacos as well as the shop originally Curtis's by the river are now defunct. When boat building was at its height the area was busy and in its own way vibrant, so a revival would be good	Noted. Some of this area is outside of the Acle NP area, and is within Upton parish. Also, the issue lies outside the scope of NPs as not a direct	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
				planning matter.	
71	Individual 6	ACLE6	Recent improvements to the footpath between Acle Bridge and the Village need to be promoted, ideally when walkers get to the entrance to Acle Marina they turn left and follow the route via Boat Dyke Lane to the safe crossing point by The Hermitage/Roman Wood, rather than the narrow/no existent footpath alongside the main road. Signage at Acle Bridge needs to promote local village businesses (via QR code to link to regularly updated website)	Noted. Footpath promotion is not a function of the NP.	No change
72	Individual 9	ACLE6	Enough food & drink areas already. High risk area; pedestrians & cars near bridge both sides.	Noted	No change
73	Individual 10	ACLE6	Very good!	Support noted	No change
74	Individual 14 (AMT Planning Ltd)	ACLE6	<p>I wonder if you would consider the following suggestion for inclusion in the updated Acle Neighbourhood Plan.</p> <p>I notice there are aspirations in section 6 to improve facilities for tourism at Acle Bridge and to improve walking and cycling links (outside the parish area) to adjacent villages in section 9.</p> <p>Many local people either walk or cycle for leisure in the Acle area as do tourists visiting Acle Bridge by boat.</p> <p>Recently the 900m long 'Permissive' path owned by the Broads Authority along the eastern side of the A1064, between Acle village and Acle bridge (OS map ref TG4092810825 to TG4141411596) has been relaid with a wider aggregate surface to provide a traffic free route south from Acle Bridge to Acle Village for both walkers and cyclists.</p>	Some of this site lies outside of the Acle NP Area, and PROW and long-distance routes are the responsibility of NCC or the BA.	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>However north of the Bridge the only option for cyclists is to cycle along the increasingly busy single carriageway A1064. And walkers participating in circular walks incorporating the riverside public footpaths Fleggburgh FP17 and FP18 have to walk for 200m along the verge of the A1064 from Acle bridge to reach Stokesby New Road.</p> <p>To alleviate these issues the construction of a relatively short 200m long multi-user path along the eastern side of the A1064 from Acle Bridge to Stokesby New road (OS ref TG4155311816 to TG4167811917), would create a traffic free route for both cyclists and walkers avoiding the use of the A1064.</p>		



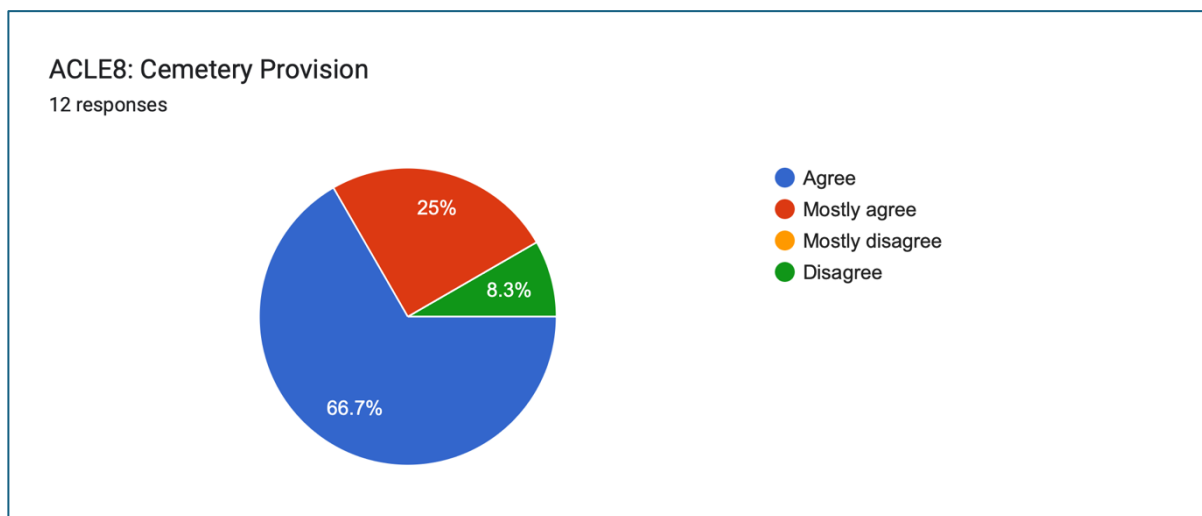
Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
75	<b>Broadland District Council</b>	ACLE7: Education and Health Provision (pp.48-49)	<p>Re. 2<sup>nd</sup> paragraph – if this section purely relates to allocation B.AC.1 (as confirmed within the paragraph), is there a need for it to refer to 'sites allocated in the Greater Norwich Local Plan (which are yet to be completed) and which are adjacent to the Acle Academy'? Similarly, in paragraphs 3 and 4, there is a reference to allocated sites and implications on education facilities – but is it in actual fact referring to this one site?</p> <p>Re. 4<sup>th</sup> paragraph – this paragraph is setting parameters for consultation on planning proposals, which is not the remit of land use policies. We would suggest that this paragraph is moved within the supporting text.</p> <p><b>Primary and Pre-school Provision</b> – it is not clear what the aim of this criterion is. The previous policy had a clear aim which was to provide new and enhanced provision. This new criterion is unclear and will be difficult to apply effectively.</p> <p><b>Health Care Provision</b> – this section states that proposals will be supported in principle, subject to the detail, which is quite ambiguous and does not offer clarity for decision makers. If further clarification cannot be provided, we would suggest this is amended to state that these proposals will be 'generally supported'.</p>	<p>Noted. This can be updated for accuracy</p> <p>Agree to relocate to the supporting text.</p> <p>Policy wording to be reviewed for clarity</p> <p>Amend accordingly</p>	Amend accordingly✓
76	<b>NHS Norfolk &amp; Waveney</b>	ACLE7: Education and Health care	<p>Suggested Additions (requested wording)</p> <p>New policy in Community and Leisure / Implementation - Primary Care &amp; Health Infrastructure:</p>	<p>Comments noted. This can be added to the supporting text as it is not</p>	Amend supporting text to ACLE 7

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>Major residential proposals (50+ dwellings) must engage with the Norfolk &amp; Waveney ICB at pre application stage to assess impacts on primary care capacity and secure proportionate financial contributions to deliver additional floorspace capacity.</p> <p>Supporting Policy – Pharmaceutical Provision: The Parish Council and ICB will work with community pharmacy contractors to optimise service provision, recognising pharmacies' role in improving access and relieving GP pressure. Planning obligations may be used where justified to support premises adaptation.</p> <p>Conclusion The Norfolk and Waveney Integrated Care System (ICS), including the ICB and partner organisations, recognises the importance of aligning housing, community, transport, and environmental policies with the capacity and accessibility of healthcare services.</p> <p>Highlights:  <ul style="list-style-type: none"> <li>• The anticipated growth in population, driven by new housing allocations and specialist accommodation for older residents, will increase demand on local primary care services, particularly the Acle Medical Partnership.</li> <li>• The ICB is actively collaborating with local authorities and healthcare providers to explore estate expansion and reconfiguration options, ensuring that infrastructure keeps pace with community needs.</li> </ul> </p>	<p>applicable as a policy as it is about the process of consultation.</p> <p>The Parish Council will encourage prospective developers to liaise with ICB at an early stage</p>	<p>accordingly √</p>

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<ul style="list-style-type: none"> <li>• Policies supporting inclusive design, active travel, and enhanced access to green spaces are supported for their positive impact on health outcomes.</li> <li>• The plan's mechanisms for developer contributions (e.g., S106 agreements and CIL) are essential for funding health-supporting infrastructure and should prioritise healthcare capacity as a mitigation requirement.</li> </ul> <p>The ICS recommends specific policy additions to ensure that major residential developments engage with the ICB early, secure proportionate financial contributions, and deliver infrastructure that supports independence, prevention, and wellbeing.</p> <p>In conclusion, the ICS supports the Acle Neighbourhood Plan's recognition of healthcare as a critical component of sustainable development. Continued partnership between local authorities, healthcare providers, and developers will be vital to delivering resilient, accessible, and high-quality health services for current and future residents.</p>		
77	NHS Norfolk & Waveney	ACLE7	<ul style="list-style-type: none"> <li>• <b>Community and Leisure (Section 8):</b> This section typically covers healthcare and highlights how Primary Health care provision is often a concern for the residents. With any increase in housing this is likely to have a further impact on local healthcare provision. Policy ACLE7 is supported by NHS Norfolk and Waveney ICB where it states that future enhancements to medical and dental services through new buildings or extensions will be supported.</li> </ul>	Support noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
78	Individual 3	ACLE7	I like the forward thinking of may be amalgamating the education provision from nursery to GCSE on one site	Noted	No change
79	Individual 5	ACLE7	Both are verging on over subscribed. The doctors cannot cope with the current population, Facebook posted the requirement of some local DIY person who could go and convert a cupboard into a nurses room. It begs the question as to why there appears to be no money to cover this by the practice or their ability to resource the personnel. Similarly the dentist has waiting lists for the hygienist of 4 months and sadly the dentist of 5 months!!!	Noted. See also NHS Norfolk and Waveney comments re funding	No change
80	Individual 6	ACLE7	Any development around Acle Academy needs to ensure that it doesn't impact future expansion of the School - this facility takes pupils from a much wider catchment than just Acle, so expansion in other villages will also increase pupil numbers. If Acle Academy building is scheduled for re-development they could build a new School on the adjoining land west of the village, and then use the existing School site for housing development.	Comments noted. This is a key aim of the NP and this policy.	No change
81	Individual 9	ACLE7	Area Gt Yarmouth - Acle - Norwich pending completion of the dual carriage way finishes Spring 26 - to be looked at again.	Noted. This is not directly an NP issue	No change
82	Individual 10	ACLE7	Fully supported.	Support noted	No change
83	Individual 11	ACLE7	I hope that any enhanced and extended sports facilities at Acle Academy will be made available to local residents.	Noted. Dual use of facilities would be encouraged by the policy	No change
84	Individual 12	ACLE7	Important to maintain and improve/support health care extensions	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
85	Individual 13	ACLE7	Also needs to include the need for designing adequate parent vehicle pick-up and drop-off areas, all to try avoid overspill onto the existing main South Walsham Road, and surrounding residential roads (Englands Road and Charles Close) which are already congested and dangerous enough at peak times!	Noted. This is what the NP aims to achieve.	No change

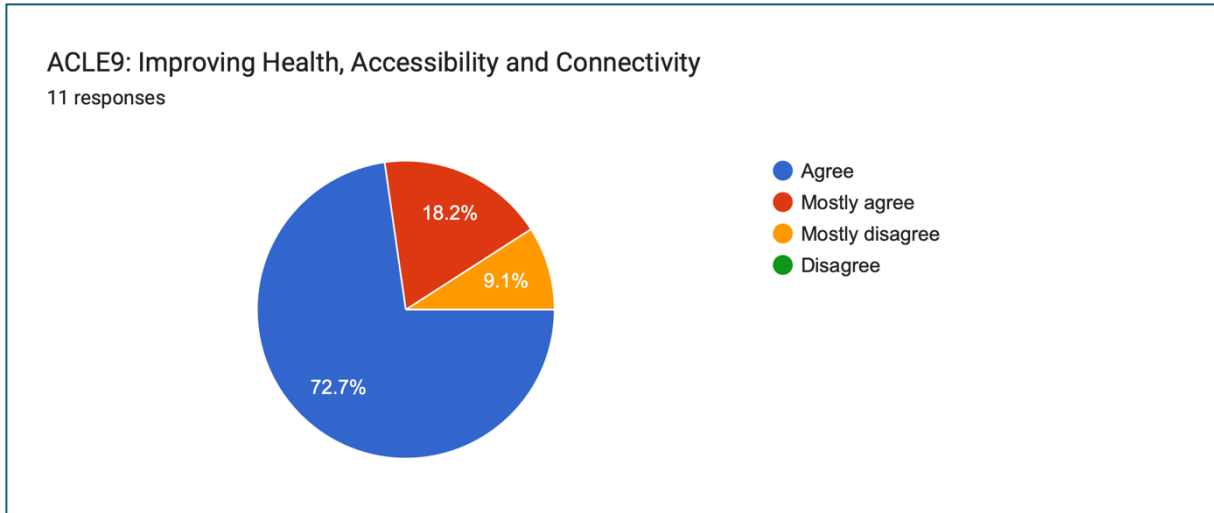


Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
86	Broadland District Council	ACLE8: Cemetery	Re. first sentence – has a need for a new cemetery locally already been established	The need for a cemetery has been established prior to the	Amend as appropriate ✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
		Provision (p50)	<p>through the Neighbourhood Plan process? If not, how is the need for this policy justified? If it has, then this statement should be revised accordingly.</p> <p>The policy states that all criteria need to be met. However, the majority of the criteria reflect other policy requirements in the Neighbourhood Plan and elsewhere in the Development Plan and so are not required to be duplicated here. We would suggest that this list is reviewed accordingly.</p> <p>Also, we are unclear why light pollution is singled out in particular, and no other form of disturbance is mentioned (e.g. residential amenity, from traffic etc.)?</p>	<p>NP Review process. The Parish Council have monitored the current space and the number of new burials taking place for the last 32 years. The proposed new housing will further increase the population and therefore the requirement for burials. The Broads Authority has recognised the issue and includes an allocation (albeit outside of the NP area) but it is still to address the issue. The policy is there to assist should additional provision be required or if the allocated site does not come forward. It is a criteria-based policy not an allocation.</p> <p>Agree to remove this</p>	
87	Environment Agency	ACLE8	We note that the Neighbourhood Plan includes a policy for potential cemetery provision (ACLE8), although does not currently allocate a specific site. We are satisfied with the required criteria listed for any proposal for a new cemetery, particularly:	Support noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p><i>“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).”</i></p> <p>For new cemeteries and proposed extensions, we require a basic Tier 1 risk screening assessment. Details can be found online at:  Cemeteries and burials: groundwater risk assessments - GOV.UK (<a href="http://www.gov.uk">www.gov.uk</a>)  Protecting groundwater from human burials - GOV.UK (<a href="http://www.gov.uk">www.gov.uk</a>)  Animal burials: prevent groundwater pollution - GOV.UK (<a href="http://www.gov.uk">www.gov.uk</a>)</p> <p>The Tier 1 assessment is primarily a desk study and should include amongst other things, published information regarding the geology and hydrogeology (groundwater levels across the site including seasonality). An assessment of the hazard(s) should be made, potential pathways and receptors should be identified and reviewed, and a qualitative assessment undertaken of the significance of the risks posed, for example, high, intermediate or low.</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>Generally, the Environment Agency require the following basic controls:</p> <ul style="list-style-type: none"> <li>▪ 250m minimum distance from potable groundwater supply source;</li> <li>▪ 30m minimum distance from watercourse or spring;</li> <li>▪ 10m minimum distance from field drains;</li> <li>▪ no burials into standing water, with a minimum of 1m unsaturated ground below the base of the coffin (including seasonal fluctuation).</li> </ul> <p>Without this basic information we automatically object to any application.</p> <p>Depending on the identified risks, there may be a further requirement for Tier 2 or Tier 3 assessments to be carried out.</p>		
88	Individual 3	ACLE8	Acle needs more cemetery provision	Support noted. This is recognised as a priority by the NP and the Parish Council	
89	Individual 5	ACLE8	It should be a place of quiet reflection and hopefully it will be respected as such	Noted.	No change
90	Individual 9	ACLE8	Bid / do not agree on arable land for burials anymore.	Noted.	No change
91	Individual 10	ACLE8	Agreed	Support noted	No change
92	Individual 11	ACLE8	I would like to see an improved road surface on the lane leading up to the new cemetery area.	Noted. This was improved by the Parish Council in 2025	No change



Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
93	Broadland District Council	ACLE9: Improving Health, Accessibility and Connectivity (pp.53-54)	<p>Re. 2<sup>nd</sup> and 3<sup>rd</sup> paragraphs – it is not considered proportionate to require ‘<i>all new development</i>’ to provide accessible pavements and transport infrastructure. The assumption is that the policy is referring to residential development that requires expansion or enhancement of the local road network. This should be specified in the policy, as ‘<i>all new development</i>’ could include an extension to an existing property, for example.</p> <p>‘<i>New Routes and Connections</i>’ – are all of these intended to be pedestrian and/or cycle routes? As written, this section of the policy feels largely community aspirational. An amendment to the</p>	<p>Noted. It is acknowledged there will need to be a degree of proportionality in applying the policy. It can be reworded to reflect this point.</p> <p>Amend accordingly</p>	Figure 20 is to be removed and the text will highlight that the routes are indicative only✓

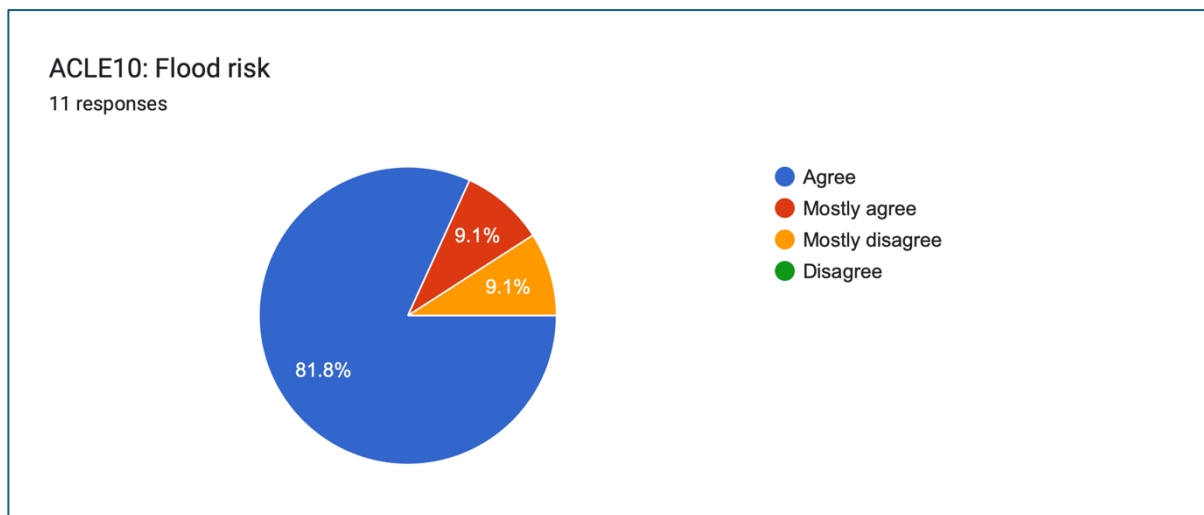
Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>introductory wording in order to link this part of the policy to the development management process would help to strengthen it (e.g. <i>'Development proposals which seek to deliver any of the new routes below will be supported, in principle'</i> or similar). Also, can these new routes and connections be plotted on a map?</p> <p><i>'Existing Public Rights of Way'</i> – we would suggest that rather than stating <i>'...likely to affect...'</i>, this is amended to <i>'...which would affect...'</i>, making this more categorical. In addition, <i>'must'</i> is considered too stringent and we suggest this should be replaced by <i>'should'</i>.</p>	Amend accordingly	
94	NHS Norfolk & Waveney	ACLE9	<ul style="list-style-type: none"> <li>• <b>Movement and Transport (Section 9):</b> Here policy ACLE9 sets out proposals for walking/cycling, safe streets and public transport which support active travel, connectivity and access to services such as healthcare. This is supported by NHS Norfolk and Waveney ICB.</li> </ul>	Support noted	No change
95	Norfolk Wildlife Trust	ACLE9	<ul style="list-style-type: none"> <li>• Policy ACLE9: Improving Health, Accessibility and Connectivity</li> <li>• We support the inclusion and intention of this policy.</li> <li>• We particularly recommend the provision of a network of green walking/cycling routes. Green Infrastructure (GI) can be sensitively incorporated into the design and layout of such routes, for example bioswales, rain gardens, trees, plants etc.</li> </ul>	Noted. Amend accordingly	Amend accordingly ✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>This will help to reduce carbon emissions whilst supporting nature's recovery, increasing biodiversity, providing habitats for wildlife, improving habitat connectivity and providing benefits for people.</p> <ul style="list-style-type: none"> <li>• The National Active Travel Commissioner advises that "For cycling and walking to become the natural choice for shorter journeys, people must feel safe and the options must be easy." To ensure that more people are encouraged to cycle, safe off-road dedicated cycle routes are also important to make cycling a viable option.</li> <li>• For the reasons outlined above, we therefore recommend additional wording, for example, (or similar):</li> <li>• This will be achieved by:</li> <li>• 'Incorporating green infrastructure into new pedestrian/cycle routes. This could include trees, shrubs, wildflowers, pocket parks, rain gardens, bioswales etc. as appropriate.'</li> <li>• 'Opportunities should also be sought for the provision of dedicated off-road, traffic free routes for cycling.'</li> </ul>		
96	NHS Norfolk & Waveney	ACLE9	<p>Amended Policy in Movement &amp; Transport - Active Travel to Health Destinations: Development must deliver continuous, lit and overlooked pedestrian/cycle links connecting new housing to the GP practice, pharmacies, bus stops and community facilities, with safe crossings.</p>	Any lighting should be in accordance with the NP policy. Agree to amend the wording	Agree to amend wording✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			•		
97	Individual 6	ACLE9	Recent A47 works at North Burlingham will incorporate a cycle path linking to Blofield and the B1140, but the works have removed the old lay-by by the Windle that has been used as a safe route - leaving Acle now cutoff unless you walk/cycle along the A47 verge - this needs a proper connection to encourage alternative travel and recreational walking. A path linking the top of Mill Lane to the South Walsham Road and Fishley/Upton would complete a village circuit. A47 Acle Straight works have added signage and reduced speed limit, but placement of flashing "pedestrians crossing" warning signs where the Weavers Way crosses would be an improved safety feature.	Noted. Such a connection consistent with the GNLP Green Infrastructure Strategy would be supported.	No change
98	Broads Authority	ACLE9	Section 9 – recommend that developers are required to refer to the County LCWIP and the Broads LCWIP – particularly as the County one has a specific reference to Acle and supports the policies relating to Acle Bridge and the improvement of the town centre. Section 9 – Reference to LTN1/20 and upcoming ATE Rural Design Guide would be beneficial to ensure high quality design. Section 9 should reflect the Broads Local Plan Peat Policy.	Comments noted. These will be amended accordingly	Amend accordingly ✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>9.1 as this is a planning document, best not to say 'Broads National Park' – just say the Broads</p> <p>9.3 but also for realistic routes that can realistically be used for commuting to work or school.</p> <p>9.3 Include phrasing 'Active Travel' Cycling, wheeling (to encompass wheelchairs, pushchairs, wheeled mobility aids) – using the term 'wheeling' incorporates the idea of pushchairs and wheeled mobility assistance and is being commonly used.</p> <p>Policy ACLE9: says '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'. The first part is about pedestrians and cycles and then the second part just talks about footways which can only be used by pedestrians and wheelchairs. Perhaps rather than footways, in order to capture pedestrians and cyclists, say 'continuous walking, wheeling and cycling <b>links</b>' or similar?</p> <p>Pavement versus footway, throughout the document. If you are referring to the provision that runs next to a road, it is a footway. You might want to be consistent throughout.</p> <p>Figure 20 does not seem to show all the new routes and connections set out in the policy ACLE9. What is Figure 20 showing in relation to what the policy says?</p>	<p>The lack of joined up pavements was a key issue in the Household Survey and therefore requires a particular mention.</p> <p>Remove Figure 20</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
99	Individual 10	ACLE9	Fully agree, but accept this will be a huge challenge to achieve.	Support noted. The scale of the challenges is not underestimated.	No change
100	Individual 11	ACLE9	I would like to see an extension to the pavement at the top of Leffins Lane to make this area safer for walkers. I am aware this has proved difficult to achieve.	This issue has previously been explored and discussions with Network Rail took place who were unable to support such a scheme.	No change



Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
101	Broadland District Council	ACLE10: Flood Risk (p57)	<p>Are there any locations which are particularly susceptible to flooding (fluvial or surface water) which could be listed within the policy in order to make it more locally specific?</p> <p>Paragraph 3 – developers cannot be required to achieve lower than greenfield runoff rates. We would suggest the wording could ‘encourage’ this. Second sentence, ‘All proposals for new development...’ – this is not proportionate. The LLFA do not advise on any development schemes below 100 homes.</p>	<p>Specific locations were originally identified however, it was felt that these did not always consistently flood and were subject to change and fluctuation over the plan period, which would lead to uncertainty in the policy.</p> <p>This is common wording in flooding policies and is regularly asked for by LLFAs in policy wording.</p>	No change
102	Broads Drainage Board	ACLE10	<p>Thank you for consulting the Broads Internal Drainage Board on Draft modified Acle Neighbourhood Plan. Acle falls partially within the Internal Drainage District (IDD) of the Broads Internal Drainage Board (IDB) and therefore the</p>	Support noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>Board's Byelaws apply to any development within or directly affecting the Board's area.</p> <p>The principal function of the IDB is to provide flood protection within the Board's area. Certain watercourses within the IDD receive maintenance by the Board. The maintenance of a watercourse by the IDB is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD. Main Rivers within the IDB are regulated by the Environment Agency. Therefore, I recommend that an applicant proposing a discharge or any other works affecting a main river to contact the Environment Agency. The area outside the Board's' IDD falls within the Board's watershed catchment (meaning water from the site will eventually enter the IDD). The Board will comment on planning for all major developments (10 or more properties) within the IDD watershed that are likely to discharge surface water into a watercourse within the IDD. Under certain circumstances, some major developments outside the IDD boundary may also be regulated by the Board's byelaws.</p> <p>I am pleased to note the inclusion of policy ACLE10: Flood Risk, addressing the requirement for drainage design to meet the standards set by the Lead Local Flood Authority and encouraging the use of Sustainable Drainage Systems (SuDS). I am also grateful that the presence and regulatory function of the IDB is noted.</p> <p>We request that the Board is consulted as any planning application comes forward relating to any of the identified</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>allocation sites. For any development site, we recommend that a drainage strategy is supplied which has been considered in line with the Planning Practice Guidance <a href="#">SuDS discharge location hierarchy</a>.</p> <p>Whilst the Board's regulatory process (as set out under the Land Drainage Act 1991 and the Board's Byelaws) is separate from planning, the ability to implement a planning permission may be dependent on the granting of any required Land Drainage Consents.</p> <p>The Board may seek to comment on any sites for development which we would consider may impact the Board's area. The Board may or may not choose to comment on site allocations if and when more information is presented.</p> <p>In order to avoid conflict between the planning process and the Board's regulatory regimes and consenting processes where developments are proposed within or partially within a Board's IDD, please be aware of the following:</p> <p><b>Byelaw 3 - Discharge of Surface Water into the Board's District</b></p> <ul style="list-style-type: none"> <li>• If a development proposes to dispose of surface water via infiltration, we would recommend that the proposed strategy is supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater. If on-site material were to be considered favourable then we would advise infiltration testing in line</li> </ul>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>with BRE Digest 365 (or equivalent) to be undertaken to determine its efficiency.</p> <ul style="list-style-type: none"> <li>• If (following testing) a strategy wholly reliant on infiltration is not viable and/or a development proposes to discharge surface water to a watercourse, the proposed development will require consent in line with the Board's byelaws (specifically Byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy (available at <a href="https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf">https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf</a>).</li> <li>• If a development proposes to discharge surface water to a sewer, I recommend that you satisfy yourselves that this proposal is in line with the drainage hierarchy (as per best practice) and is viable in this location.</li> </ul> <p><b>Byelaw 3 - Discharge of Treated Foul Water into the Board's District</b></p> <ul style="list-style-type: none"> <li>• If a development proposes to discharge treated foul water to a watercourse, this proposal will require land drainage consent in line with the Board's byelaws (specifically Byelaw 3).</li> </ul> <p><b>Byelaw 10 - Work's within 9m of Board Maintained Watercourse/s</b></p> <ul style="list-style-type: none"> <li>• Should any development include works within 9 metres of a Board maintained watercourse, consent would be required to relax Byelaw 10 (no obstructions within 9 metres of the edge of drainage or flood risk management infrastructure).</li> </ul>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p><b>Section 23 of the Land Drainage Act (1991) and Byelaw 4- Alterations Proposed to a Watercourse</b></p> <ul style="list-style-type: none"> <li>• Should any development include works to alter a Board maintained watercourse, consent will be required under the Land Drainage Act 1991 (and Byelaw 4).</li> <li>• Should and works be proposed to alter a riparian watercourse,</li> </ul> <p>For developments outside a Board's IDD but within its watershed catchment, where surface water discharges have the potential to indirectly affect the Board's IDD, we would offer the following advice:</p> <ul style="list-style-type: none"> <li>• If it is proposed that a site disposes of surface water via infiltration, we recommend that the viability of this proposal is evidenced. As such we would recommend that the proposed strategy is supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater. If on-site material were to be considered favourable then we would advise infiltration testing in line with BRE Digest 365 (or equivalent) to be undertaken to determine its efficiency.</li> <li>• If it is proposed to discharge surface water to a watercourse within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the <a href="#">Non-Statutory technical standards for sustainable drainage systems</a> (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.</li> </ul>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			The reason for our recommendation is to promote sustainable development within the Board's Watershed Catchment therefore ensuring that flood risk is not increased within the Internal Drainage District (required as per paragraph 167 of the <a href="#">National Planning Policy Framework</a> ). For further information regarding the Board's involvement in the planning process please see our <a href="#">Planning and Byelaw Strategy</a> , available online.		
103	Norfolk Wildlife Trust	ACLE10	<p>Policy ACLE10: Flood Risk</p> <p>We support inclusion of this policy, especially as there are areas within the parish which are at a significant risk from flooding.</p> <p>Sustainable Urban Drainage Systems (SuDS) are extremely important in reducing flood risk, reducing pollution locally, increasing biodiversity and when used effectively can provide habitat connectivity.</p> <p>We therefore support the wording that 'All new development is required to use proportional and appropriate sustainable drainage methods.....biodiversity benefits.'</p> <p>To ensure that this policy is robust and maximises opportunities for SuDS to form an integral part of the green infrastructure network, we recommend additional wording, for example:</p> <p>'Development proposals should outline how they will meet the four pillars of SuDS design: water quantity, water quality, amenity and biodiversity. They should be designed to be an integral part of the green infrastructure network.'</p> <p>Active travel routes can also effectively use SuDS features such as swales and rain gardens, transforming surface runoff into a sustainable solution which also looks vibrant.</p>	Comments noted. Agree	Amend accordingly √

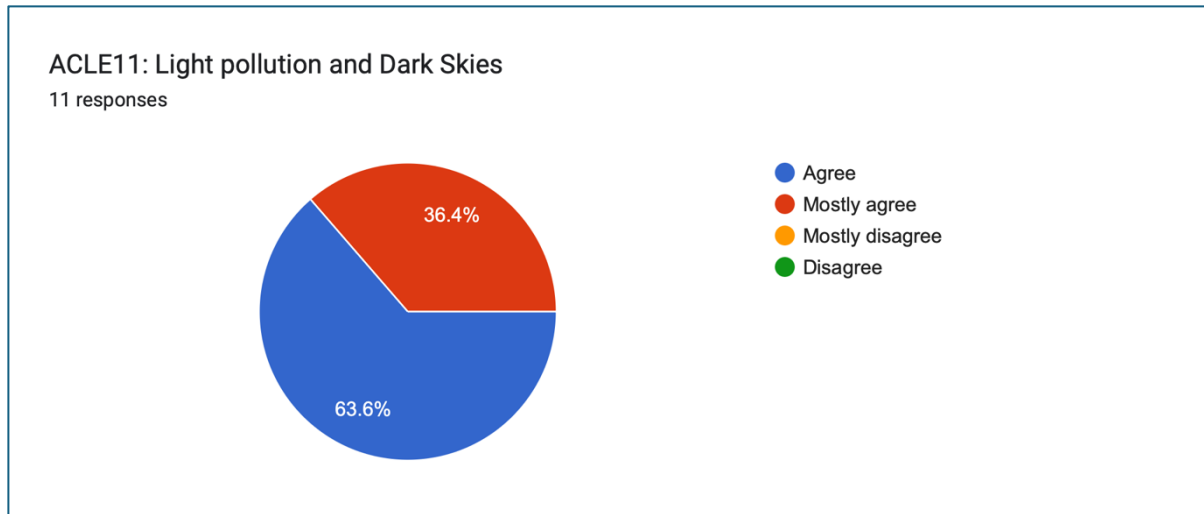
Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			We therefore recommend the following additional policy wording, (or similar): 'Opportunities should be sought for SuDS features such as swales and rain gardens to be integrated along the verges of roads/residential streets and along active travel routes.'		
104	Broads Authority	ACLE 10	<ul style="list-style-type: none"> <li>• 10.3 are located and it <b>is</b> important that new</li> <li>• 10.6 – should be Lead Local Flood Authority</li> </ul>	Typos to be corrected.	Amend accordingly √
105	Environment Agency	ACLE10	<p><b>Flood Risk</b></p> <p>We welcome the inclusion of Policy ACLE10: Flood Risk, which states that “new development should be directed away from areas at risk of flooding from the river, the Broads and other waterways”. This is in line with the <a href="#">sequential approach</a> to development, as set out in the <a href="#">National Planning Policy Framework</a> and the <a href="#">Planning Practice Guidance: Flood Risk and Coastal Change</a>. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test.</p> <p>We welcome the requirement for new development to use Sustainable Drainage Systems (SuDS). Developers should reviewed the <a href="#">National standards for sustainable drainage systems - GOV.UK</a> for advice on how to design, maintain and operate SuDS.</p> <p><b>Published Joint Guidance on Neighbourhood Planning</b></p>	Support noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, Historic England and Forestry Commission we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: <a href="#">How to consider the environment in Neighbourhood plans - Locality Neighbourhood Planning</a>.</p>		
	<p><b>NCC Lead Local Flood Agency</b></p>	<p>ACLE10</p>	<p>The LLFA particularly welcomes the inclusion of new policies within the Neighbourhood Plan such as Policy ACLE10: Flood Risk and Policy ACLE15: Responding to Climate Change which specifically relate to the need for new developments to consider and mitigate against sources of flood risk such as surface water, promote the use and wider benefits of the inclusion of Sustainable Drainage Systems (SuDS) within developments, along with highlighting the implications of climate change on flood risk. The LLFA also welcome further references made to these matters within other policies such as Policy ACLE1 and the consideration of groundwater and contamination in Policy ACLE8. . Furthermore, the LLFA also welcomes references made in the document to the need for developments to take into account guidance from organisations such as NCC LLFA, the Environment Agency and Internal Drainage Boards relating to flood risk including references made in the document to 'Norfolk County Council LLFA Statutory Consultee for Planning: Guidance Document within the Neighbourhood Plan (the most</p>	<p>Support noted. References can be included as appropriate in Appendix G</p>	<p>Amend accordingly √</p>

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>relevant updated version depending on the timeframe for the preparation and adoption of the final Neighbourhood Plan document) regarding surface water risk and drainage for any allocated sites or areas of proposed development, available from the "Information for developers" section of the Norfolk County Council website. Furthermore, the LLFA welcome references to the Acle Neighbourhood Plan Regulation 14 Document complimenting Strategic Policies included those within the Greater Norwich Local Plan (GNLP), Broadland Development Management Plan Document 2015, The Broads Local Plan 2019, Norfolk Minerals and Waste Local Plan 2025 and the National Planning Policy Framework (NPPF). The LLFA are not aware of AW DG5 records within the Parish of Acle, however, this will need to be confirmed with/by Anglian Water. According to LLFA datasets (extending from 2011 to present day) we have 15 no. records of internal flooding and 18 no. records of external/anecdotal flooding in the Parish of Acle. The LLFA highlight the importance of considering surface water, groundwater and flooding from ordinary watercourses within the Neighbourhood Plan in the best interest of further development in the area. We note that all external flood events are deemed anecdotal and have not been subject to an investigation by the LLFA. We advise that Norfolk County Council (NCC), as the LLFA for Norfolk, publish completed flood investigation reports here.</p>		

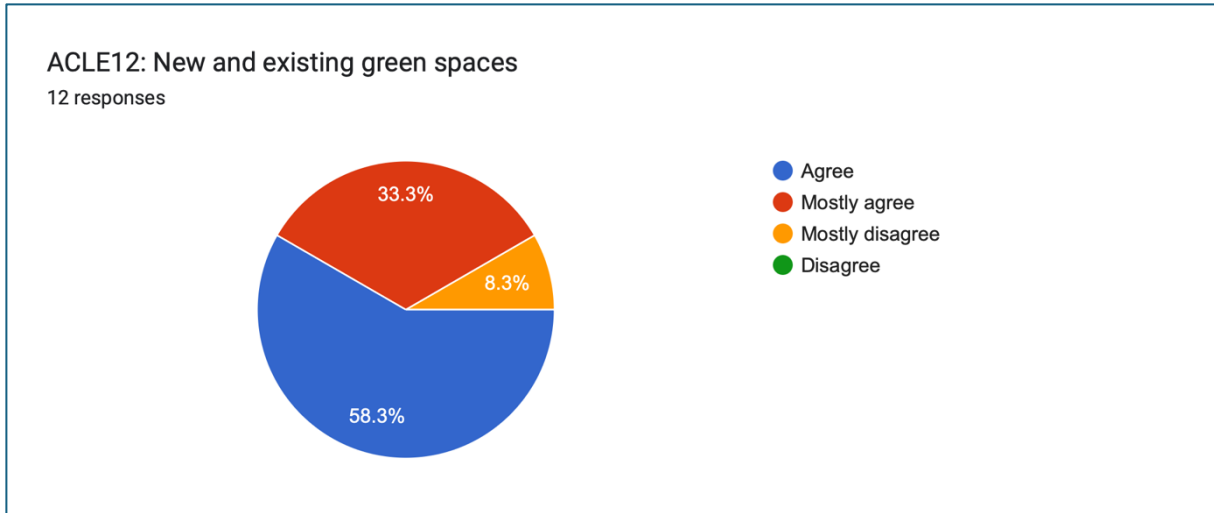
Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>According to Environment Agency datasets, there are areas of localised surface water flooding (ponding), as well as surface water flowpaths present within the Parish of Acle.</p> <p>Our records also indicate that there are a number of ordinary watercourses present within the Parish of Acle within the Broads Internal Drainage Board area, along with an EA main River the east of the parish. It is also noted that the whilst the majority of the parish lies within Flood Zone 1, an area to the east falls within Flood Zones 2 and 3.</p> <p>The LLFA welcome that flood risk mapping (Figures 21 and 22) has been included in the neighbourhood plan document. The LLFA recommend that mapping be provided for all sources of flooding, with any mapping covering the entirety of the Neighbourhood Plan Area. Information on this and associated tools/reference documents can be found at:</p> <ul style="list-style-type: none"> <li>• GOV.UK – Flood map for planning</li> <li>• GOV.UK – Check your long term flood risk</li> <li>• Norfolk County Council (NCC) – Flood and Water Management Policies</li> <li>• Norfolk County Council (NCC) – Lead Local Flood Authority (LLFA) Statutory Consultee for Planning: Guidance Document</li> </ul>		
106	Individual 5	ACLE10	<p>I say mostly as housing developments are being planned for or passed on what was marsh and bog and will automatically become a problem.</p> <p>Residents at Crocus estate complain about water logged gardens and green areas where trees have died due to swamp conditions</p>	This issue is acknowledged and there is sympathy with this position. The NP policies seek to prevent such	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
				an occurrence in the future	
107	Individual 6	ACLE10	Storm water and run off in Acle will naturally find its way to Damgate Wood and then out into the river network - the compound effect of multiple developments will push a lot more water that way and through the County Wildlife Site, so these developments needs to be correctly assessed as a combined impact, and not just take into account the impact of the individual development.	Comments noted. The cumulative impacts could be referred to in the policy	Amend accordingly √
108	Individual 9	ACLE10	Do not build on / or near high flood area/s	Noted. This is the aim of the NP, LP and national guidance	No change
109	Individual 10	ACLE10	The words on the policy are 100% correct, but similar to ACLE1/2 evidence was produced for the Leffins Lane development that did not convince me that the flood risks had been adequately dealt with, but still it got approved.	Noted. The policy requires this to be demonstrated in future	No change
110	Individual 12	ACLE10	Engagement with other stakeholders to maintain downstream ditches to accommodate increased surface water run off to minimise village flood risk	Comments noted. This is a contributory factor	No change



Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
111	Individual 3	ACLE11	Minimal impact on wildlife is very important	Noted	No change
112	Individual 5	ACLE11	No real comment	Noted	No change
113	Individual 9	ACLE11	Broads area should be classed as a dark sky area (sites) / like Northumberland	This has support from the CPRE and other bodies but is a classification which lies outside the scope of the Neighbourhood Plan	No change
114	Individual 10	ACLE11	Very good	Noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
115	Individual 12	ACLE11	Increased use of path/street lighting that increases in lux when approached and return to dim setting after	Noted. This can be added to the policy	Amend accordingly√
116	Broads Authority	ACLE11	Policy ACLE11 – should the policy start with new lighting of any type needing to be justified in the first place? Policy ACLE11 – what about light spill from large, glazed areas?	Noted. There is no national requirement for lighting to be justified in the first instance.	Amend accordingly √
117	Norfolk Wildlife Trust	ACLE11	Policy ACLE11: Light pollution and Dark Skies Due to the known adverse impacts on nocturnal wildlife from light pollution, we welcome inclusion of this policy. We particularly welcome the wording that: 'Development proposals must demonstrate compliance with best practice guidance for avoiding artificial lighting impacts on bats and other wildlife species..... it must be designed to avoid light spill onto wildlife roosts..... and other species.' We just recommend including a footnote with a link to the guidance mentioned above: Guidance Note on Bats and Artificial Lighting at Night: GN08 Bats and Artificial Lighting	Noted. Agree to include in Appendix G	Amend and include in Appendix G√



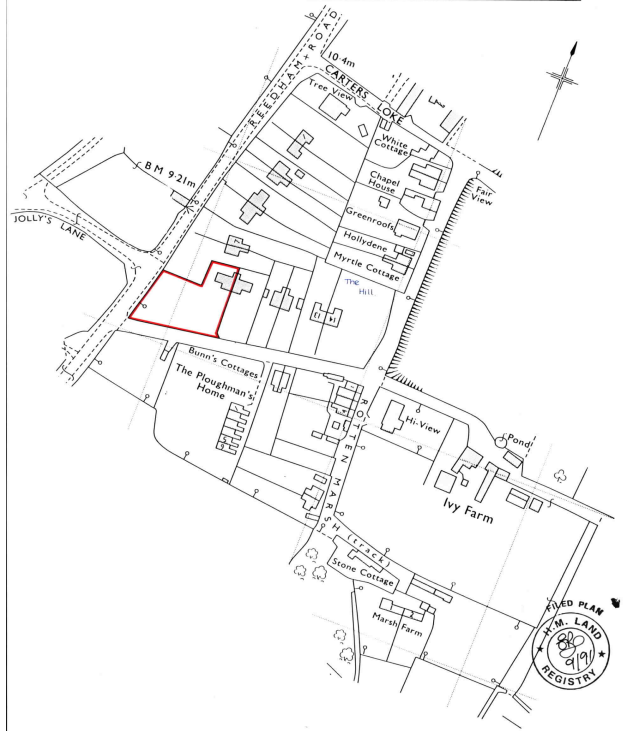
Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
118	Broadland District Council	ACLE12: New and existing green spaces	<p><b>‘New green spaces’</b> – there is a typo in the penultimate line, ‘... or <i>should be aligned with key routes...</i>’</p> <p>Also, a typo in the second paragraph, ‘...to create visually pleasant entrances to new developments...’</p> <p>Re. the penultimate paragraph – the ‘25 dwellings’ criterion is not clear. Does this only apply to applications for 25 dwellings or more, or is the implication that this is cumulative across the whole Neighbourhood Area? It would be unreasonable for separate applications to have to include green space because of previous applications which may have not. Where does the figure of 25 dwellings come from? There is no discussion or evidence supplied for this within the supporting</p>	<p>Typos will be corrected</p> <p>This can be rewritten for clarity to make the justification clearer which is that where</p>	Amend accordingly✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			text. There will need to be suitable justification for making a specification such as this.	sites are 25+ dwellings larger, the spaces need to be delivered as housing is constructed e.g. every 25 houses.	
119	<b>Broads Internal Drainage Board</b>	ACLE12: New and existing spaces	The Board also supports the inclusion of Land west of Norwich Road (adjacent to Acle Garden Machinery) and Land south of Acle Garden Machinery as Local Green Spaces. These areas are within the Broads (2006) IDB district and the Board notes their function in local drainage as well as supporting biodiversity.	Support noted	No change
120	<b>Norfolk Wildlife Trust</b>	ACLE12	Policy ACLE12: New and Existing Green Spaces Green spaces offer numerous benefits; providing important habitats for wildlife, acting as natural wildlife corridors, aiding drainage which in turn reduces flooding, acting as a carbon sink, purifying air, contributing to biodiversity whilst providing vibrant spaces and health benefits. As designation provides a strong level of protection for green spaces, we support the listed 'Local Green Spaces'. They can also complement other designations and we therefore particularly welcome Roman Woods and Damgate Woods being included as these are both County Wildlife Sites (CWS).	Comments noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>New green spaces: We particularly support the wording that 'Proposals for new housing development should include quality outdoor green amenity space'. As multifunctional benefits of green infrastructure cannot be underestimated, we would welcome additional wording to make it very clear that new housing development must demonstrate that green infrastructure is at the heart of new development and that it should provide the framework for new design layouts.</p>		
121	<b>Broads Authority</b>	ACLE12	<p>Para 10.16 may need to be split up. The first part talks about marshland. Then the second part about green verges – green verges part may be lost in there. 10.19 – please add that for developments within the Broads, the policies of the relevant district are deferred to in terms of provision of new open space.</p>	<p>Comments noted. However, the purpose of this paragraph was to explain that although the surrounding marshes are undeveloped and are green that they do not fit the criteria. It was aimed at diverting potential</p>	<p>Amend accordingly √</p>

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
				requests to identify large areas of marsh as Local Green Space. Agree to add second sentence	
122	Clarion Housing Group	ACLE12	<p>Email 17<sup>th</sup> December 2025: I am getting in touch on behalf of Clarion regarding our recent correspondence about the proposed green space sites in Acle.</p> <p>Our reasoning for removing number 18 from the plan was that this land currently constitutes part of one of our property's gardens. We understand the current tenants may not fully use the land but as it stands, this is still a part of their garden.</p> <p>Regarding plot number 12 on the map, this was initially highlighted as a potential development site but it since been confirmed that this space would be too small for us to develop on. However, we would like to find out more about the utilities onsite before we give a definitive answer. This process will likely take a few weeks, so I have put in my diary to get back to you by the 9<sup>th</sup> of January with an update.</p> <p>Please let me know if you have any questions in the meantime.</p>	<p>Comments and clarification welcomed.</p> <p>LGS 18 is considered an important site which contributes to the character of the village in this location and should therefore be retained.</p>	No change

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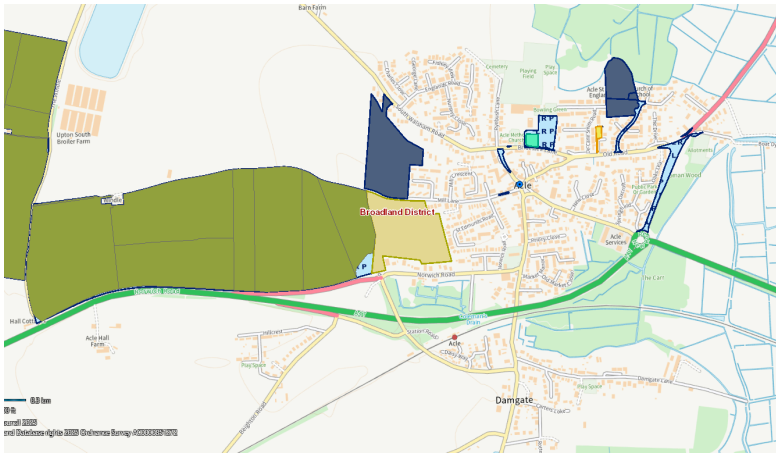
Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action												
			<p> <b>GOV.UK</b> Search for land and property information</p> <p><b>Title register for:</b></p> <p><b>9 The Hill, Acle, Norwich (NR13 3DW) (Freehold)</b></p> <p><b>Title number: NK108835</b></p> <p>Accessed on 15 December 2025 at 17:07:53</p> <p>This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.</p> <p> <b>This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.</b></p> <p><b>Register summary</b></p> <table border="0"> <tr> <td><b>Title number</b></td> <td>NK108835</td> </tr> <tr> <td><b>Registered owners</b></td> <td>CLARION HOUSING ASSOCIATION LIMITED 5th Floor, Greater London House, Hampstead Road, London NW1 7QX deeds@clarionhg.com</td> </tr> <tr> <td><b>Last sold for</b></td> <td>No price recorded</td> </tr> </table> <p><b>A: Property Register</b> This register describes the land and estates comprised in this title.</p> <table border="0"> <thead> <tr> <th>Entry number</th> <th>Entry date</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1991-08-20</td> <td>NORFOLK : BROADLAND</td> </tr> </tbody> </table> <p>Further email 8<sup>th</sup> January 2026: We have got the report back on the utilities on site and we see no reason why this land can't be used by Acle Council as a designated Green Space.</p>	<b>Title number</b>	NK108835	<b>Registered owners</b>	CLARION HOUSING ASSOCIATION LIMITED 5th Floor, Greater London House, Hampstead Road, London NW1 7QX deeds@clarionhg.com	<b>Last sold for</b>	No price recorded	Entry number	Entry date		1	1991-08-20	NORFOLK : BROADLAND	Support for the green space designation is welcome. It	
<b>Title number</b>	NK108835																
<b>Registered owners</b>	CLARION HOUSING ASSOCIATION LIMITED 5th Floor, Greater London House, Hampstead Road, London NW1 7QX deeds@clarionhg.com																
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1	1991-08-20	NORFOLK : BROADLAND															

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			So, to confirm Clarion gives permission for all but number 18 on the map to be used as a green space.	should be noted that the designation does not alter ownership, use or access rights.	
123	<b>Repton Property Developments (Norfolk County Council)</b>	ACLE12	<p>Repton Property Developments Ltd [Repton] are in receipt of the attached letter dated November 2025 seeking landowners comments on the proposed inclusion of land in the draft modified Acle Neighbourhood Plan as a Local Green Space.</p> <p>Repton own land at Acle known as St Edmund's Park (Alt. Glover Road Estate) which includes potential local green spaces identified as items 6, 7 and 8 within the attached letter.</p> <p>The entirety of St Edmund's Park is subject to a detailed planning consent and the conditions contained therein. Whilst all of the residential plots have been sold, the remaining Managed Land or Common Areas not adopted by the local authority, including the open spaces referenced above, will in due course be transferred from Repton to St Edmund's Park Management Company Ltd. [SEP ManCo].</p>	Noted. It is intended to retain all the LGS referred to at this stage.	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>SEP ManCo was set up specifically to provide a company vehicle to formally adopt and manage the Managed Land for and on behalf of the residents of St Edmund's Park.</p> <p>Until the Managed Land has been transferred to SEP ManCo, Repton object to the draft version of the modified Acle Neighbourhood Plan and request that proposed local green spaces 6, 7 and 8 be removed.</p>		
124	Norfolk Constabulary	ACLE12	<p>Objective 3: Community and Leisure:</p> <p>Local Green Spaces – 10.20 ....They should take into account the diverse needs of potential users. Further guidance on the detailed design of new green spaces can be found in the Acle Parish Design Guidance and Codes (GV01.1 – Open Spaces). Policy ACLE12: New and existing green spaces</p> <p>I wish to recommend the following for inclusion within Useful Resources and/or Draft Implementation of the Greater Norwich Green Infrastructure Strategy SPD specifically when planning or upgrading community amenity spaces. Design Guide Safer Parks PoliceCPI.pdf</p> <p>Research conducted by Leeds University shone a light on the fact that women and girls face barriers in accessing our parks and green spaces because they often feel unsafe or unwelcome.</p> <p>Police Crime Prevention Initiatives (Police CPI) has always been focused on the prevention of crime in the built</p>	<p>Comments noted. Reference can be made in Appendix G to this guidance</p>	<p>Amend accordingly √</p>

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>Environment. 'Safer Parks – Improving access for women and girls' further demonstrates the continuing commitment to improve places and spaces for all sections of society. Please encourage the use of this guide by all disciplines involved in the creation of public space and champion the cause for placing good design at the forefront of all considerations when undertaking such work.</p> <p>Furthermore, the provision of inclusively designed public amenity/play spaces as an integral part of residential developments, should make a valuable contribution towards the quality of the development and the character of the neighbourhood. In order to do this it must be carefully located to suit its intended purpose – mere residual space unwanted by the developer is very unlikely to be acceptable.</p> <p><a href="#">SBD Residential Guide 2025</a></p> <p>Secured By Design (SBD) Residential Guide 2025 promotes principles within its Development Design &amp; Layout Section on communal areas and play spaces. Poorly designed and specified public realm and communal areas, such as playgrounds, roof gardens, communal gardens, community dining rooms, toddler play areas, seating facilities have the potential to generate crime, the fear of crime and anti-social behaviour. The design and layout of play spaces will vary depending on the age requirements.</p> <ul style="list-style-type: none"> <li>▪ The space must be inclusively designed for all, with wide, clearly visible entrances and exits, and with due regard for</li> </ul>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>wayfinding, permeability and natural surveillance, to ensure there are no potential hiding places or areas for inappropriate loitering.</p> <ul style="list-style-type: none"> <li>▪ Boundary security measures and features should strongly and clearly define the public, communal, semi-private and private spaces.</li> <li>▪ Lighting provides reassurance and enables people to see at night that they are safe or, to assess a developing threat and if necessary, to identify a route they could take to avoid such a potential. How much light should be provided and what times these levels should be applied is a critical one for the success of a lighting strategy as it will, if correctly calculated, enhance the public's experience of an area whilst simultaneously increasing their safety in it.</li> <li>▪ Adequate mechanisms and resources must be put in place to ensure its long-term future management, such as landscaping and maintenance.</li> <li>▪ Care should be taken to ensure that a lone dwelling will not be adversely affected by the location of the amenity space.</li> <li>▪ It should be noted that positioning public amenity/play spaces to the rear of dwellings can increase the potential for crime and complaints arising from increased noise and nuisance.</li> </ul> <p>I trust that these elements will be incorporated into Neighbourhood Plan objectives and policies to reduce the opportunities for crime and disorder (and also help reduce the fear of crime in the Neighbourhood Plan area) to ensure</p>		

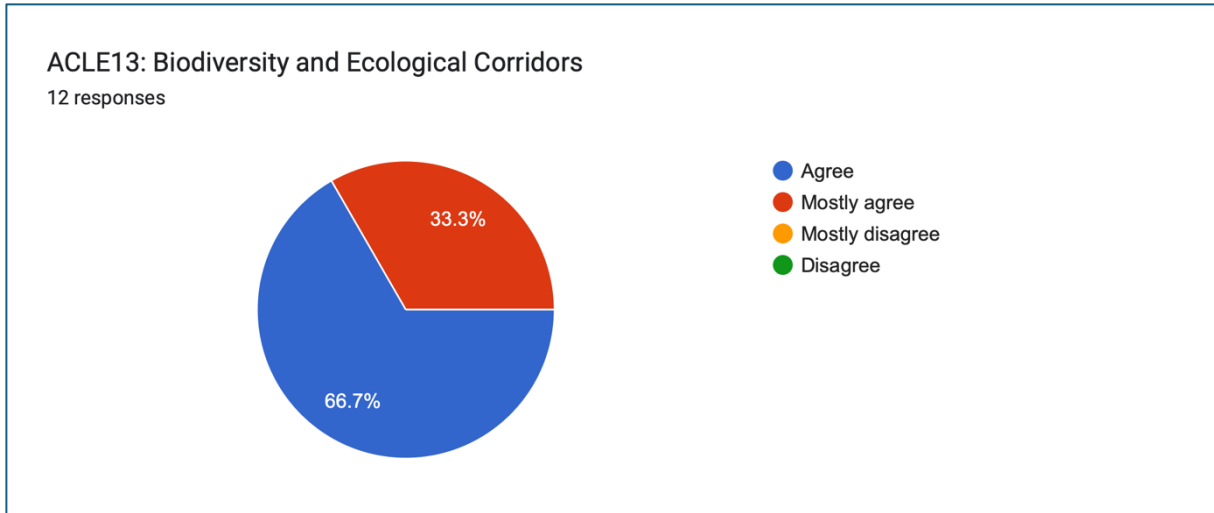
Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			that the Plan is consistent with the emphasis that Government places on creating safer communities.		
125	Norfolk Property Services (NPS)	ACLE12	<p>We have reviewed the draft modified ACLE Neighbourhood Plan consultation on behalf of Norfolk County Council as landowner. There are a number of proposed local green spaces which impact NCC owned land:</p> <p>Allocations-</p> <ul style="list-style-type: none"> <li>4 - Green space to the rear of Acle Academy</li> <li>15 - Fletcher way - Green space by Primary Academy</li> <li>16 - Bridewell Lane, Land at the library</li> <li>19 - Jubilee Woods</li> <li>22 - Farrow's Wood</li> </ul>  <p>Norfolk Mapping Browser (showing land ownership).</p>	It is not the intention of the LGS designation to prevent the operation of any statutory rights. It is considered that a note to this effect can be added in the text.	Amend accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>Having reviewed the NCC land ownership allocations, Site 4 is land that provides access to the rear of Acle Academy, Site 15 forms part of the public highway next to the school and Site 16 forms part of NCC library site. Any designation of this land as local green space may limit the ability for NCC to fulfil its statutory duties with regard to highway improvements, management and maintenance or future expansion of the library (if required).</p> <p>We would therefore object to the draft version of the modified Acle Neighbourhood Plan and ask for local green space No.4, 15, 16 be removed.</p> <p>Proposed allocations 19 and 22 are woodland owned by the County Council and could be considered as green space, provided they meet the allocation criteria being close enough to the community it serves and holding particular value to the local community.</p>		
	<b>NCC Lead Local Flood Agency</b>	ACLE 12	<p>The document proposes 23 no. Local Green Spaces which are identified in Policy ACLE12: New and Existing Green Spaces and Figure 24. It is understood that designation of LGSs provides a level of protection against development. The LLFA do not normally comment in LGSs unless they are/are proposed to be part of a SuDS or contribute to current surface water management/land drainage. If it is believed that a designated LGS forms part of a SuDS or contributes to current surface water management/land drainage, this should be appropriately evidenced within the submitted Neighbourhood Plan.</p>	Comments noted	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			The LLFA have no comments to make on the proposed LGSs in the plan.		
126	Individual 1	ACLE12	There's plenty of green space in Acle at the moment but sadly a lot of it is going to be built on!	Noted. The policy seeks to protect existing green spaces which meet the national criteria.	No change
127	Individual 3	ACLE12	It's a shame number 8 doesn't go a tiny bit further to incorporate the unofficial BMX track.	Comments noted. However this space is a clearly defined space with a clear value which meets the criteria. The informal BMX track would not.	No change
128	Individual 4	ACLE12	Green Space [GS] 21 Damgate Wood (singular, rather than plural): the boundary shown does not include the part of Damgate Wood with public access! It needs to be extended south of the railway line. GS19: should the Jubilee Wood access path also include the access strip parallel to the slip road?	Comments noted  The areas need to be mapped	Amend mapping accordingly

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			GS20 Roman Wood (singular): why not include the allotments in this GS? GS10: the aerial photo in the appendix (p100) appears to be of GS9.	accurately as suggested. 19, 20 and 21 to be amended. GS10 photo to be replaced.	
129	Individual 5	ACLE12	Lip service is often given to this by developers, they need to be held responsible and accountable for on-going maintenance of such.	Comments noted. The should be more robustly addressed at S106, planning application stage	No change
130	Individual 6	ACLE12	Location 21 on the plan isn't quite Damgate Wood (Damgate Wood is south of the railway line). Green spaces on new developments shouldn't just be a manicured area of lawn, there needs to be a mix to encourage different environments	Noted. LGS 1 will be reviewed for accuracy .	Amend accordingly
131	Individual 10	ACLE12	Very good and very important.	Support noted	No change
132	Individual 13	ACLE12	Would be good if a woodland area, like and linking to Jubilee Woods, was incorporated into any development to the West of Acle High School, to aim for an all encompassing woodland walk around the whole of Acle.	This would be supported by the NP	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
133	Individual 14 (AMT Planning Ltd)	ACLE12	<p>Whilst the principle of the policy is understood, the application of it for some specific sites is questioned.</p> <p>Identified Area 9 (Land W of Norwich Rd, adj Acle Garden Machinery) is shown as including an area of raised grass adjacent to the buildings and hardsurfaces, that was previously developed and used in connection with the adjacent commercial premises. This part of the site does not adhere with the relevant criteria for designation – it is clearly not valuable because of its 'beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife' as the NPPF refers to.</p> <p>As a result, Area 9, if to be included at all, should be revised to exclude the raised grass area.</p>	It is considered that this area does meet the criteria (see response from the Broads Internal Drainage Board	No change
134	NHS Norfolk and Waveney	ACLE12	<p>New Policy in Natural Environment – Greenspace for Wellbeing: Proposals must protect and, where feasible, enhance access to Local Green Spaces and trackways, with seating and signage to support social prescribing and mental wellbeing of residents.</p>	Noted. This could be added to the policy under the new green spaces section	Amend accordingly √



Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
135	Broadland District Council	Policy ACLE13: Biodiversity and Ecological Corridors (pp.70-71)	Paragraph 2 – we note that encouragement is given for a 20% net gain in development proposals, where this can satisfactorily be achieved. Paragraph 6 of the <a href="#">BNG Planning Practice Guidance</a> states that ' <i>Plan-makers should not seek a higher percentage than the statutory objective of 10% biodiversity net gain, either on an area-wide basis or for specific allocations for development unless justified. To justify such policies they will need to be evidenced including as to local need for a higher percentage, local opportunities for a higher percentage and any impacts on viability for development. Consideration will also need to be given to how the policy will be implemented.</i> ' Whilst the policy only encourages a higher BNG, there is little in the	Noted The 20% is an aspiration over the longer term and is referenced in the supporting text and can be removed from the policy.	Amend policy✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>supporting text to demonstrate why there is a need for a higher percentage, locally.</p> <p>Paragraph 4, point iv. – we would query what is meant by 'Ancient Hedgerow', which is not a recognised designation, in planning terms. 'Important Hedgerow' is a designation which is defined under the Hedgerow Regulations 1997. There is no evidence to set out why the hedgerow is special and it does not feature in the list of important trees, hedgerows and trackways in Appendix D.</p> <p>Paragraph 6 (criteria regarding access to tree belts) – we understand and appreciate the intention here; however, it could be worth considering reinforcing that any access should not come at the expense or result in the loss of existing trees or habitats.</p>	<p>There is a formal definition from the Woodland Trust which refers to Ancient Hedgerows and defines them as those that existed before the Enclosure Acts in Britain, primarily between 1720 and 1840. They are characterised by their species richness, often containing a variety of woody species. A hedgerow is considered ancient if it contains 5 or more native species.</p> <p>Agree that this should not be at the expense of habitat</p>	
<b>136</b>	<b>Individual 6</b>	ACLE13	Green corridors should act like any road network, allowing safe and uninterrupted passage - where gaps are found these should be rectified	Noted. The policy aims to achieve this.	No change

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
137	Norfolk Wildlife Trust	ACLE13	<p>Policy ACLE13: Biodiversity and Ecological Corridors The State of Nature report highlights the significant historical losses that have occurred across the UK and safeguarding what remains of our natural heritage is a vital cornerstone in nature's future recovery. The Wildlife Trusts recommend an ambition of 20% Biodiversity Net Gain should be encouraged to provide greater confidence in genuine gains for biodiversity and ensure the successful recovery of nature.</p> <p>We therefore welcome and support the following policy wording: '...development proposals will be expected to provide a minimum of 10 % net gain in biodiversity. Encouragement is given for a 20% net gain where this can be satisfactorily achieved.'</p> <p>We note in S10.24 of the supporting wording, the acknowledgement that there is often less protection for locally designated sites or non-designated local sites which have a wildlife value and that this Policy seeks to protect County Wildlife Sites from development that would damage their wildlife value.</p> <p>The selection of County Wildlife Sites (CWS) is based on the most important, distinctive and threatened species and habitats and this makes them some of our most valuable wildlife areas. Roadside Nature Reserves (RNR's) are also important for scarce and unusual plants and act as wildlife corridors for many species.</p> <p>To ensure explicit and strengthened protection for important wildlife sites, particularly those which are currently afforded less protection, we recommend the</p>	<p>See BDC wording above in terms of the 20% which can only be included as an aspiration in the text</p> <p>Noted. This wording can be included</p>	Amend as appropriate✓

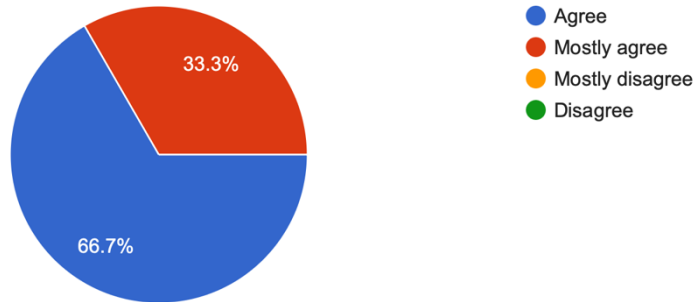
Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>following policy wording in place of the first sentence, (or similar wording):</p> <p><b>All development proposals will be expected to protect, improve and enhance existing ecological networks, wildlife corridors and priority species in the parish. This includes all designated sites, County Wildlife Sites, Priority Habitats, Roadside Nature Reserves, the River Bure and other high biodiversity habitats.</b></p> <p>(The River Bure is also an important chalk river.)</p> <ul style="list-style-type: none"> <li>• We welcome inclusion of the wording around the Local Nature Recovery Strategy (LNRS).</li> <li>• Buffer zones around protected sites are crucial for minimizing negative impacts. We therefore recommend the following policy wording:</li> </ul> <p><b>'Buffer zones should be implemented around sensitive wildlife sites, as appropriate, to protect these sites from any adverse impacts from development.'</b></p> <p><b>Trees and hedges:</b></p> <p>Trees and other vegetation provide numerous and significant benefits.</p> <p>We welcome this section of the policy and particularly inclusion of wording concerning species selection which includes a mix of native and climate-resilient species.</p> <p>The Woodland Trust guidance suggests that in order to go above and beyond standard policies, neighbourhood plans could set a specific requirement that trees are replaced on a 2 to 1 or 3 to 1 ratio. We therefore recommend that a specific target is set.</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<ul style="list-style-type: none"> <li>We recommend including wording around the protection of any roadside green verges as these also have ecological value.</li> </ul> <p><b>Wildlife measures:</b> We particularly advocate the addition of green roofs/walls to buildings and structures where appropriate and possible as they provide many benefits: increasing biodiversity, reducing run-off, improving air quality and improving thermal performance by providing shading and insulation which contributes to greater energy efficiency. The installation of natural green screens are also beneficial to nature. (Foliage grown around a framework to protect an area from nearby road pollution).</p> <p>We support the measures included in this section but also recommend adding green walls, green screens (where appropriate) and bee bricks to the list.</p>		
138	Individual 10	ACLE13	love the wording on this policy, lets hope it can be achieved, always a huge challenge.	Support noted	No change
139	Broads Authority	ACLE13	<p>Policy ACLE13 – are i : ix shown on a map anywhere? If it is Figure 31, Figure 31 is not annotated as such.</p> <p>Policy ACLE13 uses terms 'net gain for biodiversity', 'net gain', 'biodiversity net gain' – if these all mean the same thing then the same term needs to be used and that should be biodiversity net gain.</p> <p>Policy ACLE13, para starting 'Priorities for Biodiversity Net Gain and...' – how does this relate to the LNRS?</p>	Comments noted. Amend accordingly	Amend accordingly ✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>Policy ACL13 says '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'. This may need to be caveated as such routes could result in more people going to protected sites. So care is needed with this wording. The policy may need to say 'subject to the findings of a project level HRA' or the like.</p> <p>Page 63, section on biodiversity. It would seem logical to refer to the Local Nature Recovery Strategy that is now adopted and in place. 10.29 touches upon it, but the LNRS is now adopted.</p>		

ACLE14: Landscape and Important Public Views

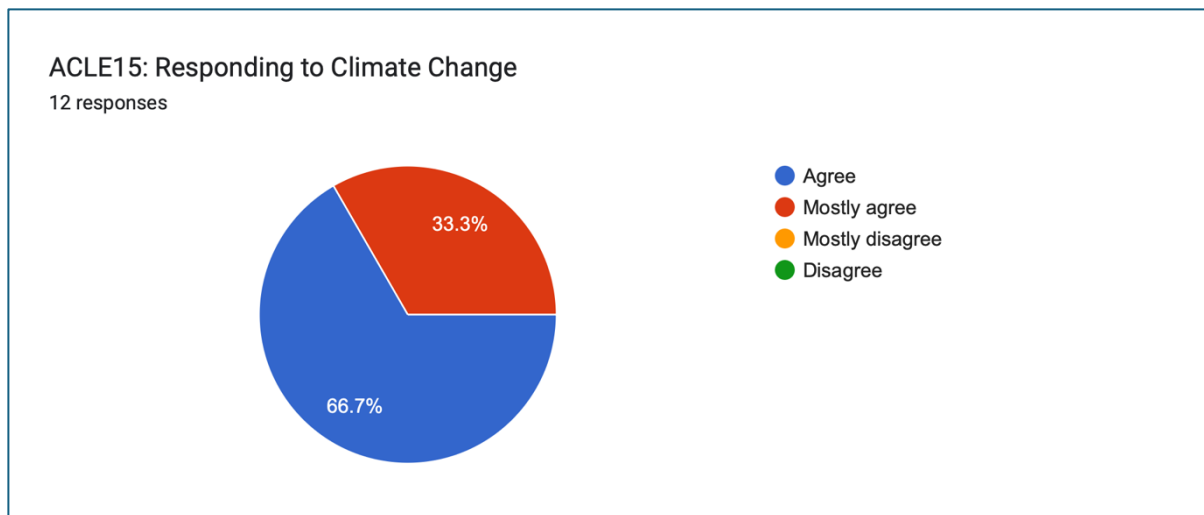
12 responses



Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
140	Broadland District Council	ACLE14: Landscape and Important Public Views (pp.79-80)	<p>It is difficult to see how views 1, 2 and 3 will not be detrimentally affected by development on GNLP sites B.AC.1 and B.AC.2, as the descriptions of the three views outline that they are important due to their long, sweeping views of open countryside. It will be difficult to retain these characteristics considering the scale of development allocated in this area.</p> <p>As written, views 1, 2 and 3 will likely make the design and layout of development very difficult to achieve any kind of policy-compliant scheme, even if the height and massing of development is</p>	These views are long, corridor views. It is possible for the developer to retain a small arc of the views where possible	Amend wording in relation to View 4,5,6,7,9√

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>restricted to try and maintain views as far as possible.</p> <p>The final paragraph of the policy will be useful when it comes to the development of the two sites in helping guide the design of the new settlement edges.</p> <p>The identified views would also benefit from a review to ensure consistency across those identified and to make the reasoning more objective. For example:</p> <ul style="list-style-type: none"> <li>• View 4 mentions views from two-storey properties. However, the view concerns (and appears to be chosen for) the existing experience from the lane. Furthermore, this section is for public views, not private ones.</li> <li>• View 5 concerns views southwards, so the planning situation on the land to the north of Jollys Lane will not affect it.</li> <li>• View 9 – Is anything threatening the view? Surely the same answer given for 6 and 7 applies here too: <i>“There could be applications for housing on the agricultural land in the future.”</i> (Incidentally, this may apply better to View 5 also.)</li> </ul>	<p>Support noted.</p> <p>Whilst this is a public view the description is misleading and will be amended</p> <p>Wording to be reviewed</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
141	Individual 4	ACLE14	View 7: the description "view of old barns and housing over rolling countryside" looks like an error: shouldn't it read "view of iconic marshes"? Could refer explicitly to the Halvergate Marshes Conservation Area here.	Noted. The description can be clarified	Amend accordingly√
142	Individual 6	ACLE14	Large scale developments already passed for Leffins Lane will already impact the Jollys Lane views shown in the plan - it is important that where large developments are built appropriate screening is planted to buffer the impact in future years. Jubilee Wood heading towards Acle shields the Cavell Road scheme, Roman Wood approaching from Great Yarmouth shields the Springfield scheme - these do take a number of years to grow though.	See BDC response above. It is a southern facing view and therefore not affected.	No change
143	Individual 10	ACLE14	Very good and very important!	Noted	No change



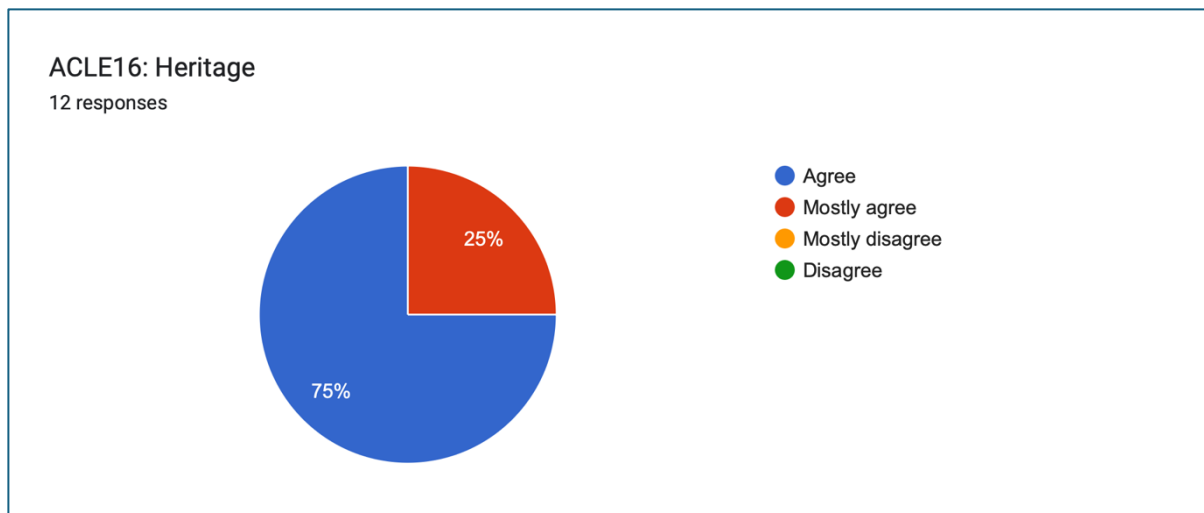
Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
144	Broadland District Council	ACLE15: Responding to Climate Change (pp.81-82)	<p>Second paragraph, first sentence – this requirement should be made proportionate to the scale/nature of the development being proposed. Also, could the suggested measures be set out in a non-exhaustive list, rather than referring to specific examples (so as not to be preventative of other, potential measures that may become available/more preferential in the future)?</p> <p>Re. <b>'Large-Scale Energy Developments'</b> – NSIPs and major projects requiring Environmental Impact Assessment under EU law are excluded development for Neighbourhood Plans, meaning that they cannot include policies that seek to</p>	<p>Noted. It is acknowledged that this should be applied proportionately.</p> <p>Noted. This can be clarified.</p>	Amend accordingly✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>influence or make requirements of such proposals. On this basis, this section would benefit from being clearer as to the type/scale of energy project it is seeking to influence.</p> <p><b>Fire breaks</b> - whilst we understand the thinking behind this, it is unclear whether the prescription for 15m is based on industry guidance/standards. <i>'The minimum distance of newly planted tree canopies on the edge of the countryside must be 2 metres at the point of full maturity'</i> is ambiguous, and the planting of trees within the break may be seen by some parties as providing potential fuel. We consider that <i>'built-gaps'</i> would be better described as <i>'space between buildings'</i>.</p>	<p>This section can be clarified although there is no specific industry guidance</p>	
	<b>NCC Fire and Rescue Service</b>	ACLE15	<p>Policy ACLE15 (Responding to Climate Change) - NFRS recognises the need for Councils to have a positive strategy to promote renewable energy generation in developments. However, the risk of grid scale Battery Energy Storage Systems (BESS) when involved in fire requires mitigation at design stage and consultation with NFRS before and during planning stage.</p> <p>Developments which include PV arrays, Domestic Energy Storage Systems (DESS) and electric vehicle charging points should comply with national guidance, Institute of Engineering and Technology Codes of Practice and PAS63100:2024. Developers should consult with NFRS both before and</p>	<p>Support noted. A reference to consulting with NFRS can be added to the supporting text</p>	<p>Amend accordingly✓</p>

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			during planning stage on safe installation and location within residential dwellings. Should you have any queries with the above comments please contact: Clive Denniss, Group Manager - Operational Risk and Policy Norfolk Fire and Rescue Service clive.denniss@norfolk.gov.uk		
145	Individual 5	ACLE15	Perhaps more sympathetic solar roof tiles ( I appreciate they are more expensive but!) as oppose to black screens could be used on roofs.	Noted. It is likely this will become mandatory through building regulations.	No change
146	Individual 10	ACLE15	Very good	Noted	No change
147	Norfolk Wildlife Trust	ACLE15	ACLE15: Responding to Climate Change There is huge potential of neighbourhood planning to add to, and reinforce, climate change policy at a local level. Climate change is one of the most significant and fastest growing threats to society. New development should as a minimum meet the highest levels of water efficiency standards, as per the policies in the adopted Local Plans. However, as Acle is within a water-stressed region, we recommend that a higher standard of water efficiency (e.g. max of 85 l/p/d) should be considered, looking at all options including rainwater harvesting and greywater systems. We support the inclusion of the 2nd paragraph around low carbon/sustainability measures. Large-Scale Energy Developments:	Noted. However this proposed level of water usage is in excess of that in the GNLP policies and therefore the NP could not include it or it would not meet the basic conditions.	Amend accordingly ✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>With thoughtful design and management, energy developments such as solar farms can actively contribute to biodiversity and wildlife conservation, as well as providing natural capital benefits such as carbon storage, flood mitigation etc. However, as a Wildlife Trust we recommend that high-value conservation sites, including designated sites, wetlands, ancient woodland, protected habitats and species are avoided.</p> <p>We welcome inclusion of the wording in clauses a) and b) concerning avoiding adverse impacts on protected landscapes and biodiversity interests. However, we recommend additional wording is included to explicitly advise that such sites will be avoided for such developments and that the Local Nature Recovery Strategy (LNRS) will be used to also inform site selection. We would also recommend that the following is reflected in the wording in this section, to ensure that any potential developments are also beneficial to wildlife and the environment: Once a site is selected, opportunities to enhance local biodiversity should be maximised and existing ecological features should be retained. It is also beneficial if developments establish a species-rich buffer (at least 15m wide) around the margins of the sites. These buffers should be maintained as dark corridors for wildlife. We recommend that ponds or wetlands are created where appropriate within these sites. Smart design can help maintain habitat</p>		

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			connectivity and therefore we promote the installation of permeable fencing that allows animals (e.g. hedgehogs, amphibians, reptiles) to move freely.		
148	<b>Broads Authority</b>	ACLE15	10.42 – this refers to Written Ministerial Statement 2015 – this was updated by WMS 2023 - Written statements - Written questions, answers and statements - UK Parliament 10.43, 11.15 - local planning authorities. Page 81 Policy ACLE15 – b) As well as large scale energy developments not being located within the Broads Authority Executive Area, this should also include that any large scale energy development should not impact on the setting of the Broads.	Noted. WMS to be updated and amend wording accordingly  Noted. This can be reinforced in the text	Amend accordingly ✓



Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
149	Broadland District Council	Para 10.54 & 10.55 and ACLE16: Heritage (pp.85-87 & p89)	<p>Page 86, Figure 52 – this is a listed building and is therefore a designated heritage asset. We would suggest choosing one of the Victorian villas as an example.</p> <p>Page 86, Figure 53 – this hall is a modern building. It is also architecturally quite ordinary so has limited architectural significance. A building does need to be of some age to be of heritage value/significance - this building doesn't have heritage value.</p> <p>NDHA section – we are not sure there is a requirement for this section. Guidance is already in place from Historic England to assist in identifying non-designated heritage</p>	<p>Noted. The policy is to be revised as a consequence of other representations</p> <p>Comments noted. It is the use of the building as a library which is the key requirement for protection rather than the building</p>	Review policy wording and approach✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>assets. It could simply refer to that with some local examples which may qualify.</p> <p><b>ACLE16</b> – we do not think it is a valid approach to identify broad categories without specifically identifying the actual building/asset. It would be subject to too much discussion without clear identification of assets, and different parties would look to the Historic England guidance to justify their viewpoint. The NPPF states that policies should be clear and unambiguous for developers and decision makers.</p> <p>Some assets should be identified, such as the Victorian Golden Jubilee stone light column which would fit into the categories but would very much be considered a non-designated heritage asset.</p> <p><b>Halvergate Conservation Area</b> – ‘<i>Development proposals... will be considered carefully</i>’ – this does not add much weight, as all planning applications are considered carefully and on their own merits. The policy needs to provide clear guidance on what will and/or won’t be supported. The second paragraph is clearer on what is expected in terms of evidence, however the policy should be reconsidered to provide clear guidance.</p>	<p>itself and therefore is on reflection not a strong candidate for NDHA.</p> <p>See also comments from Historic England. On reflection, it is considered that the current approach is not sufficiently clear and the policy will be revised.</p> <p>Noted. Amend paragraph for clarity</p>	
150	Historic England	ACLE16	Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of your Neighbourhood Plan.	<p>Support noted.</p> <p>See also BDC comments above.</p>	Amend accordingly√

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>We welcome the production of the neighbourhood plan, but do not consider it necessary for Historic England to be involved in the detailed development of your strategy at this time.</p> <p>We are, however, pleased to see the inclusion of new design, village centre and heritage policies. Whilst we do not wish to make any detailed comments, we would like to offer the following comments.</p> <p><b>Policy ACLE16</b> Non-Designated Heritage Assets We note that as part of this process the Plan has engaged the local community on NDHAs, and has opted to employ a thematic approach following both the LPAs methodology of identifying NDHAs, and suggested approaches outlined in Historic England's <a href="#">Local Heritage Listing Advice Note</a>.</p> <p>However, we note the Plan does not identify specific NDHAs within these groups and suggest the proposed policy wording: 'potentially fall into the following categories' does not provide enough clarity for either local residents, owners, developers or decision makers to enable this policy to be applied clearly and consistently. We refer you to the above linked Historic England Advice Note (para 23) and recommend speaking with your Local Authority Conservation Officer to discuss this policy given they use a similar thematic approach.</p>	<p>The approach to NDHA is to be reviewed.</p> <p>See also comments from Broadland Council above. The approach in the policy is to be reviewed.</p>	

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>We note these thematic groups include a brief description of their character and contribution to the Parish. Given the plan advises there is no Conservation Area, we also suggest you may wish to speak with your local Conservation Officer to discuss whether there is enough special interest, character, or appearance possibly meriting consideration for designation by the local planning authority.</p> <p>Our advice note on Conservation Area appraisals, designations, and management is available <a href="#">here</a>.</p> <p>We also welcome inclusion of the Halvergate Marshes Conservation Area within this policy, especially as this Conservation Area is included on Historic England's Heritage at Risk Register.</p>		
151	Individual 4	ACLE16	In the policy the word "Marshes" is missing from the title of the Halvergate Marshes Conservation Area.	Noted. This will be corrected	Amend accordingly ✓
152	Broads Authority	ACLE16	age 85, para 10.54 and 10.55 – the approach set out to NDHA's is unconventional but is probably acceptable on balance. However, I would suggest that at the end of 10.55 it states that buildings falling into the categories above and meeting some set criteria to be included as an appendix or in this paragraph. It could be the criteria set out by Norfolk County Council's Historic Environment team or meeting say 4 of the criteria listed on page 11 of Historic England's guidance.	See also BDC and HE comments. The approach to the policy is to be reviewed.	Amend accordingly ✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>Page 86 – Figure 52: the building shown (The Limes) is not a Victorian or Edwardian villa as described and is actually grade II listed – see here. A photo of another building should be provided.</p> <p>Page 89 – Policy ACLE16 0 non-designated heritage assets – As well as falling into the categories listed the buildings should also meet a specified number of the criteria identified by HE / NCC (as per comment on age 85 above).</p> <p>Also Policy ACLE 16 – need to make clear this is referring to Halvergate Marshes Conservation Area, as there is also Halvergate Conservation Area covering the village of Halvergate and Tunstall. The wrong conservation area is referred to three times at present.</p>		
153	Individual 5	ACLE16	Heritage should always be protected	Support noted	No change
154	Individual 10	ACLE16	Very good, we have a very historical village and the heritage of this must be maintained forever.	Noted	No change
155	Individual 13	ACLE16	Could be a good idea to aim for a Conservation area for the buildings around the village green, including The Limes, Calthorpe Cottages, etc?	Noted. See also historic England comments above	No change
156	Norfolk Historic Environment Service	ACLE16	<p>Thanks for consulting us about the reg 14 Acle Neighbourhood Plan. Unfortunately, the Neighbourhood Plan does not really tackle the subject of buried archaeological remains, despite the recent archaeological excavations at Springfield.</p> <p>Historic England's published guidance on the preparation of Neighbourhood</p>	<p>Comments noted</p> <p>The Historic Environment Record information is in the data profile.</p> <p>However the policy could be strengthened to include more</p>	Amend accordingly ✓

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			<p>Plans <a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a>) encourages the full consideration of heritage assets and suggests ways in which this can be achieved.</p> <p>Based on this guidance, we would like to suggest the authors of the plan follow a number of steps:</p> <ul style="list-style-type: none"> <li>• Study Historic England's published guidance and consider how the plan can take its advice on board.</li> <li>• Contact the Norfolk Historic Environment Record and request information on heritage assets within the plan area. The NHER can be contacted at <a href="mailto:heritage@norfolk.gov.uk">heritage@norfolk.gov.uk</a>.</li> <li>• Consider the full range of heritage assets within the plan area and identify those they feel are most significant. They may wish to prepare a local list of heritage assets they believe should be</li> <li>• protected and enhanced and put this to the community for consideration.</li> <li>• Directly consult the Historic Environment Service's planning advice team (<a href="mailto:hep@norfolk.gov.uk">hep@norfolk.gov.uk</a>), who can provide advice on which heritage assets are most significant and ways in which they can be protected and enhanced. They can</li> </ul>	archaeological references.	

Ref	Respondent	Reference (paragraph or policy number)	Comment	QB Response	Action
			also offer advice on the wording of historic environment policies.		

Ref	Respondent	Reference paragraph or policy number)	Comment	QB Response	Action
157	NHS Norfolk & Waveney	Implementation and monitoring	<p>Implementation &amp; Monitoring (Section 11):</p> <p>This section looks at the mechanisms and routes to fund or deliver health supporting infrastructure, this will typically be through planning obligations via S106 agreements. NHS Norfolk and Waveney ICB support the comments related to the S106 mechanism to not impose undue burdens on existing facilities such as health.</p> <p>Given the Plan's Housing Needs Assessment (Apr 2025) and the inclusion of specialist/older people's housing, we expect demand on Acle Medical Partnership to grow over the Plan period. The ICB is working with the practice on estates options, including feasibility for premises extension/reconfiguration.</p> <p>We therefore support explicit recognition within the Neighbourhood Plan that additional primary care capacity will be required, and we ask that the</p>	Comments noted. Text can be added to this section as requested	Amend accordingly✓

Ref	Respondent	Reference paragraph or policy number)	Comment	QB Response	Action
			Implementation section highlights health infrastructure as a priority for developer mitigation.		
158	<b>Broads Authority</b>	Implementation and Monitoring	11.1 – does this new Neighbourhood Plan replace the current one? Is that stated anywhere? This paragraph, as written, could imply that both are in place.	Noted. The preface and/or introduction will be amended to make it clear that this plan supersedes the previous plan (once made)	Amend accordingly✓
159	<b>NCC</b>	Chapter 11 Implementation and Monitoring	It is noted that in Chapter 11 – Implementation and monitoring reference is made to planning obligations in Para 11.2. We suggest referring to the Norfolk County Council Planning Obligation Standards in the supporting text here also- Planning obligations - Norfolk County Council.	Noted – this reference can be included	Amend accordingly✓



Design Guidance and Codes - AECOM to be asked to amend the Design Code in accordance with the following comments


Ref	Respondent	Reference paragraph or policy number)	Comment	QB Response	Action
158	<b>Broadland District Council</b>	Design Guidance and Codes	P6 – most of the tower is a round tower. We would suggest this is changed to 'a round tower with distinctive later octagonal bell stage'. Also it is not 9 <sup>th</sup> century (which is very, very early for an English church) and should be C13 <sup>th</sup> - see. <a href="http://www.norfolkchurches.co.uk/acle/acle.htm">http://www.norfolkchurches.co.uk/acle/acle.htm</a> )	Agree to amend as AECOM see fit	

Ref	Respondent	Reference paragraph or policy number)	Comment	QB Response	Action
			<p>P33 iii– there are also hipped roofs (e.g. Bridewell Lane). Hipped roofs are also referred to on p36 in the vernacular palette – this should be consistent.</p> <p>P34 v – there are no '<i>locally designated buildings</i>'. Also this is the incorrect terminology as the building would be identified. They are non-designated heritage assets – although none have been identified in the plan.</p> <p>P35-37 - Materials – this should mention white/buff brick as this does feature historically (also see CA3, CA6, and CA8). Otherwise, there is the potential for too much uniformity in new build housing if just red brick is mentioned.</p> <p>P37 iii – windows are not always sash. Casement windows are used a lot on more humble buildings/cottages and earlier housing. There are examples in the photos on p36.</p> <p>P38 i – this is not correct. Early housing which was thatched had steeper roof pitches. Examples are actually in the photo to the right (fig 43) where the thatch has been replaced with pantiles.</p> <p>P42 – are there a lot of canal boats? Canal boats are not normally seen on the Broads.</p> <p>P44 – it would be helpful if this could say SUDs features are designed to look like natural features in appearance.</p>		

Ref	Respondent	Reference paragraph or policy number)	Comment	QB Response	Action
			<p>P51 – shopfronts are not vernacular designs. They are based on classical design and proportions.</p> <p>P51 iv – We would suggest adding the word ‘<i>traditional</i>’ as awning such as dutch canopies can be quite harmful to character.</p> <p>P53 i – It is conflicted messaging to state “<i>every effort must be made to integrate parking and visitor parking within the curtilage of a property</i>” when considered with the earlier statement on street parking (p49 vi. + Figure 65). Also, by its nature, visitor parking needs to be within the public realm as anyone should be able to park in a visitor space.</p> <p>P53 iv – frontage parking courts can be quite rural if small and well planned e.g. housing based around a farmyard style development.</p> <p>P54 iv - not being placed in front of ground floor windows. I would suggest omitting this as it is difficult to achieve. It is not necessarily a problem if windows are to kitchens for example.</p> <p>P54 vi – We don’t see a problem with integrated garages, and these can be better than detached garages which are wasteful of space especially if just used for storage. The house type with a low roof and dormer windows over a garage (to provide an additional bedroom) works well and is a good use of land (particularly for density requirements). These can also join with another house, which is good for insulation.</p>		

Ref	Respondent	Reference paragraph or policy number)	Comment	QB Response	Action
			<p>P87 CA8 - this mentions red brick but no mention of buff, even though there are a lot of lighter white brick/gault/buff bungalows.</p> <p>None of the character areas appear to include interwar properties or early post-war properties, which are quite similar. As mentioned previously, those on The Drive are interwar properties, appearing on the 1938/46 OS revisioned map. It does actually appear that the development was interrupted by the war.</p>		

Ref	Respondent	Reference paragraph or policy number)	Comment	QB Response	Action
			  <p data-bbox="752 1114 1599 1222">There is also an area of housing to the south, in area, CA2 (south of Old Road) which is predominantly not Victorian or Edwardian, but post WW2.</p>		

Ref	Respondent	Reference paragraph or policy number)	Comment	QB Response	Action
			 <p data-bbox="757 692 909 724">1946 aerial</p> <p data-bbox="1189 692 1344 724">1988 aerial</p>		
159	<b>Broads Authority</b>	Design Guidance and Codes	<p data-bbox="757 735 1104 762">Design Guide and Code</p> <p data-bbox="757 770 1621 834">2.3.1 – are there peak hour services for buses and rail? This needs to be clarified.</p> <p data-bbox="757 842 1621 1018">Figure 21 and page 22, middle column, bottom para is as the crow flies and is not a realistic representation of what can be reached by foot and cycle. This needs to be replaced with an assessment of what is within those distances, using the routes a cyclist or pedestrian will take.</p> <p data-bbox="757 1026 1621 1090">Page 10 – it is noted that BDC's LCA is referenced on page 9 so should the BA's LCA be referenced on page 10?</p> <p data-bbox="757 1098 1621 1193">Page 19, Figure 15 – it would be good to have a bit more differentiation in colour between Watercourses and flood zones on this map.</p> <p data-bbox="757 1201 1621 1369">Page 29, first column, last para says: 'It is important to note that many household extensions are protected under Permitted Development (PD) and so do not require planning permission'. I don't think they are protected – I think they are permitted?</p>	AECOM to be asked to review as they see fit	

Ref	Respondent	Reference paragraph or policy number)	Comment	QB Response	Action
			<p>Page 31 and Figure 27 This doesn't show or mention the fire break that is required by the Policy in the NP. It might be good to be able to show how the design of this could be successfully integrated into development and the wider landscape.</p> <p>Page 32 RV.01.3 as per comment above on P31 of the NP – would they be expect a 5m gap between buildings in all cases – eg on an infill site in the village centre where there is a denser form of development?</p> <p>Page 32, point ii – similar to comment on Plan itself. 5m is the width of a dwelling. So are all developments in Acle to be detached?</p> <p>Page 33 – a number of the different building types shown in the diagrams do not have the 5m gap between houses .</p> <p>Page 38 – in the example provided chimneys also add to the varied roofline but are not mentioned in the text. Add something about the contribution of chimney stacks to the roofline, especially in the historic parts of the village.</p> <p>Page 39 – is the brick wall in the bottom right corner really a poor example. On a new development, realistically the other alternative is a close-boarded fence, because the developers and new owners will want a quick means of providing a private space for a rear garden. A brick wall is far more appropriate than a 2m close-boarded fence.</p> <p>Page 40 – GV.01.2 ii) is it just existing development that fronts or backs onto ponds, wetlands or swales that must take every effort to mitigate flooding or all existing and proposed development in all locations? The issue of flooding is not just caused by over-topping from waterbodies.</p>		

Ref	Respondent	Reference paragraph or policy number)	Comment	QB Response	Action
			<p>Throughout – you refer to the Design code for South Norfolk and Broadland at the top of some pages, but not the Design Code for the Broads Authority.</p> <p>Page 43, GV.01.3 Biodiversity. li – what is a low garden?</p> <p>Page 44, orange box says to use SuDS where possible. This casual wording seems inconsistent with the NPPF, particularly para 181 part c.</p> <p>Page 47, orange box, l – the order seems to imply that motor vehicles are most important.</p> <p>Page 47 – blue box, iii – when you say footpaths in this context, do you mean public rights of way? Or do you mean footways that run alongside roads? If footway, then isn't it a must? If footpaths, then maybe say public rights of way?</p> <p>Page 47, blue box iv – why is cycle parking a 'should'? There will be parking standards either in the Broadland Local Plan or Norfolk County Council's parking standards.</p> <p>Page 48, blue box, l and ii – why are these shoulds? They seem fundamental things to address.</p> <p>Page 49, blue box, v – what about the potential for verge parking?</p> <p>Page 50CV.01.4 iii) Its not correct to say that TPO'd trees can be removed if they are a hazard to pedestrians. They can be removed if they are dead or dangerous (not just to pedestrians) but the LPA should still be contacted to confirm the process.</p> <p>Page 52 – orange box – this needs to say that any lighting needs to be fully justified in the first place. What is written does not really match the dark sky stance of the Neighbourhood Plan.</p>		

Ref	Respondent	Reference paragraph or policy number)	Comment	QB Response	Action
			Page 52, blue box – iii, iv, v, vi – why are these shoulds? These need to be musts. What is written does not really match the dark sky stance of the Neighbourhood Plan. Page 53 CV.02 parking design – there is nothing about EV charging and cycle parking and scooter parking.		
160	Norfolk Wildlife Trust	Design Guidance and Codes	Sustainable transport (cycling) can also be successfully combined with biodiversity, with the addition of green roofs on bike sheds where this can be accommodated: Having a bike shed with a green roof can help deliver biodiversity. (Perhaps this could be added to the Design Code at CV.01.1 iv?)	AECOM to be asked to amend as they see fit	

#### Appendix D

Ref	Respondent	Policy or paragraph	Comment	QB Response	Action
161	Broadland District Council	Appendix D: Important Trees, Hedgerows and Trackways (p109)	It would be useful to know explicitly which of the entries comes under which category, and what the criteria for inclusion are. As the term 'Important Hedgerows' has a legal status, is it the case that those included in this list meet the criteria of the Hedgerows Regulations? There is a need to be especially clear on this.  Why is the large mature tree at The Green not included on this list, as it is cited in the description in Appendix C?	As referred to above the term Ancient Hedgerow is a recognised term - <a href="https://www.buglife.org.uk/resources/habitat-management/ancient-and-species-rich-hedgerows/">https://www.buglife.org.uk/resources/habitat-management/ancient-and-species-rich-hedgerows/</a>  It has not been considered that this tree is under threat however, it	Amend accordingly✓

Ref	Respondent	Policy or paragraph	Comment	QB Response	Action
				may be pragmatic to add it to the list	
162		Broads Authority	<p>Page 67, para 10.28 – It is noted a list of important trees and hedges that should be protected is provided at Appendix D. It should be stated that this is not a conclusive list and people should check that their trees are not protected by a TPO or being within a conservation area (as these things may change).</p> <p>As LPAs who will use this Plan, what are we meant to do with Appendix D? Should these be plotted on a map?</p>	Noted. This caveat can be added to the text	Amend text and Appendix accordingly √

### Data Profile

163	Broads Authority	Data profile Page 17, 18, 19, 20, 21 – this policy is not adopted. The adopted policy and policies map are in the adopted Local Plan. Some data is from August 2024 or earlier. Flood risk data from the EA was updated earlier this year.	The Data Profile is a snapshot in time and is not designed to be continually updated. Information was correct at the time it was completed	No change
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