

Settlement Name:	Acle
Settlement Hierarchy:	<p>Acle is identified as a key service centre in the Greater Norwich Local Plan. Acle has a range of services and facilities including; a primary school, a secondary school, a small range of shops, a library and bus/rail links to Norwich and Great Yarmouth. There is limited local employment and limited connections to strategic employment options, although the town does have the potential to generate additional employment opportunities by increasing its role as a gateway location to the Broads.</p> <p>Acle Neighbourhood Plan was ‘made’ in February 2015 and covers the period to 2026. The vision for the Acle Neighbourhood Plan is to ensure that Acle continues as a flourishing village and gateway to the Broads that maintains a strong sense of community whilst embracing a sustainable and prosperous future as a place where people choose to live, work and visit.</p> <p>At the base date of the plan there are three allocations proposed to be carried forward from the Broadland Local Plan, one for solely residential use, one for mixed use comprising residential and B1 employment and one for small scale B2 employment, totalling 170 dwellings homes plus an additional 21 dwellings with planning permission on small sites.</p> <p>Early work in the ‘Towards a Strategy’ document identified that 400-600 dwellings in total should be provided between all the Key Service Centres over the lifetime of the plan. This site assessment booklet looks in detail at the sites promoted in Acle to determine which are the most suitable to contribute towards the overall allocation figure for the key service centres.</p>

PART 1 - ASSESSMENTS OF SITES INCLUDED IN THE DRAFT LOCAL PLAN REGULATION 18C CONSULTATION (JANUARY – MARCH 2020)

STAGE 1 – COMPLETE LIST OF SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal
Acle			
Borderland Farm, Damgate Lane	GNLP0007	1.07	Up to 12 dwellings

Land west of Acle/North of Norwich Road	GNLP0378	5.40	Approx. 100-125 dwellings associated open space and community facilities.
Land at Acle, South Walsham Road	GNLP0384	4.88	145 dwellings
Land at Beighton Road/Norwich Road	GNLP0417	9.40	Approx. 204 dwellings, associated access and open space
Land at Jolly's Lane	GNLP0421R	7.00	Approx. 150 dwellings with open space
Land at Norwich Road	GNLP0427	2.78	Mixed use residential (unspecified number)
Land north of Hillcrest	GNLP1022	2.90	Up to 60 dwellings
Land north of Charles Close	GNLP1049	5.40	Residential (unspecified number)
South Walsham Road	GNLP2139	37.85	Residential (unspecified number) plus school extension
Total area of land		76.68	

LIST OF SITES TO BE CONSIDERED AS SETTLEMENT BOUNDARY EXTENSIONS (SETTLEMENT BOUNDARY PROPOSALS AND SITES LESS THAN 0.5 HECTARES)

Address	Site Reference	Area (ha)	Proposal
Acle			
Land at The Hill	GNLP0450	0.37	9 dwellings

(Sites of less than 0.5ha are not considered suitable for allocation and therefore have not been assessed in this booklet. These sites will be considered as part of a reappraisal of settlement boundaries to be published with the Regulation 19 Submission version of the Plan).

LIST OF SITES SUBMITTED FOR OTHER USES

Address	Site Reference	Area (ha)	Proposal
Acle			
None			

(Sites submitted for other uses are considered in separate 'Non-Residential' Site Assessment booklets and therefore have not been assessed in this booklet).

STAGE 2 – HELAA COMPARISON TABLE

RESIDENTIAL/MIXED USE

	Categories													
	Site access	Access to services	Utilities Capacity	Utilities Infrastructure	Contamination/ground stability	Flood Risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open Space and GI	Transport & Roads	Compatibility with neighbouring uses
Site Reference														
Acle														
GNLP0007	Amber	Green	Green	Green	Amber	Amber	Green	Amber	Amber	Amber	Green	Green	Amber	Amber
GNLP0378	Amber	Green	Green	Green	Green	Amber	Green	Amber	Amber	Green	Green	Green	Green	Green
GNLP0384	Amber	Amber	Amber	Green	Green	Green	Green	Amber	Amber	Green	Amber	Green	Amber	Amber
GNLP0417	Amber	Amber	Amber	Green	Green	Amber	Green	Amber	Amber	Green	Green	Green	Amber	Amber
GNLP0421R	Amber	Amber	Amber	Green	Green	Green	Green	Amber	Green	Amber	Green	Green	Green	Green
GNLP0427	Amber	Green	Green	Amber	Amber	Green	Red	Amber	Amber	Green	Green	Green	Red	Amber
GNLP0450	Amber	Amber	Green	Green	Green	Green	Green	Amber	Amber	Green	Green	Green	Green	Green
GNLP1022	Amber	Green	Amber	Green	Green	Green	Amber	Amber	Amber	Green	Green	Green	Amber	Amber
GNLP1049	Red	Amber	Amber	Green	Green	Green	Green	Amber	Amber	Green	Green	Green	Amber	Amber
GNLP2139	Amber	Amber	Amber	Green	Green	Amber	Green	Amber	Green	Amber	Green	Green	Green	Green

**STAGE 3 – SUMMARY OF CONSULTATION COMMENTS FROM THE
REGULATION 18 STAGE A & B CONSULTATIONS**

Site Reference	Comments
Acle	
GNLP0007	<p>General comments One objection raised concerns regarding width of Damgate Lane already suffering from excess commercial traffic due to the Industrial Estate. Other issues include road safety, land tends to be water logged, smells of the Sewage Treatment Plant and infrastructure not being able to cope with scale of development.</p> <p>Broads Authority Site nears the border with the Broads, early discussion welcome, site may affect the Broads, dark skies.</p> <p>Acle Parish Council Highways exit from Damgate Lane has poor visibility. Site is close to sewage plant. Land is boggy.</p>
GNLP0378	<p>Acle Parish Council Site includes very steep slope. Site is within route of possible escape of water from reservoir. Without a slip road being constructed onto A47 any new housing would result in a large number of new vehicle movements through the village centre. Housing on this site would be visually intrusive on the currently very open approach from the Norwich direction and would destroy the sense of openness identified in BDC's Landscape Character Assessment.</p>
GNLP0384	<p>Broads Authority Early discussion welcome.</p> <p>Acle Parish Council Housing on this site would be very dislocated from the rest of the village. A new footway would have to be constructed to enable safe pedestrian access. Any development would erode the separation between Acle and the hamlet at Fishley and encroach into the countryside.</p>
GNLP0417	<p>General comments One comment in support of site. 'Site GNLP0417 should be allocated for residential development. As set out in the full representation and supporting technical evidence (submitted via email), the site is suitable, available, achievable and viable and is therefore deliverable. It represents a sustainable location for development and is capable of delivering residential development. Technical evidence has been prepared to demonstrate that access to the site is deliverable.'</p>

	<p>Acle Parish Council There has been significant flooding from this land onto the road, causing damage to nearby houses. The site is dislocated from the main part of the village and far from facilities. A significant increase in housing would cause a large increase in vehicle movements through the village since there is not access to A47 eastbound.</p>
GNLP0421R	<p>General comments Objections raised concerns regarding amount of housing proposed, Jarrolds sports site is a green lung in a densely populated area, next to an industrial/service site and loss of mature trees. Jolly's Lane is a rural setting therefore will likely increase traffic.</p> <p>Broads Authority Site is 200m from Broads area with intervening development at Damgate, including residential and commercial, and no public views into site from Broads. Potential for run off from site would need to be managed, as site drains towards Broads. Potential to improve screening. Site has existing habitat corridors within and on its boundaries. The proximity to designated wildlife sites of international importance results in significant potential for biodiversity use and thus the need for protection and enhancement. Unlikely to impact adversely on Broads in terms of heritage.</p> <p>No objection subject to satisfactory drainage and run off management and protection of existing and enhancement of habitat corridors to link to the nearby Broads habitats. Additionally, consideration needs to be given to the provision of walking and cycling routes for residents to get to Acle and facilities/schools etc. there.</p> <p>Acle Parish Council Objects to this proposal. The site is separated from the rest of the village by the railway. Access would have to be via Leffins Lane, which is at national speed limit. Traffic travelling north, and east would have to drive through the already busy village centre as there is no eastbound sliproad onto the A47. The village sewerage system is already at capacity. Pedestrian access to the village centre is poor as the footway on Reedham Road regularly floods just south of the underpass meaning that pedestrians have to walk in the middle of the road.</p>
GNLP0427	<p>General comments The site is suitable, available, achievable and viable, and is therefore developable. The site is in a highly accessible and sustainable location; and would provide a strategic extension to Acle for commercial uses. See additional information submitted.</p>

	<p>Acle Parish Council Objection raised. This land should be used to construct a slip road onto A47 eastbound. It could also be used for park and ride for commuter passengers.</p>
GNLP1022	<p>General comments The site is suitable, available, achievable and viable, and is therefore developable. The site is in a highly accessible and sustainable location; and would provide a strategic extension to Acle for commercial uses. See additional information submitted.</p> <p>Acle Parish Council Acle Parish Council objects. The site is dislocated from the village and far from facilities. It is adjacent to the A47 so would result in a poor environment for residents - noisy and polluted air. A development at this location would result in a high number of vehicles having to use The Street as there is not access to A47 eastbound.</p>
GNLP1049	<p>Broads Authority This is right up to the border with the Broads. Would welcome early discussions on this. Would be extending the built-up area in a way that could affect the Broads. Dark skies. Could have significant visual impact.</p> <p>Upton with Fishley Parish Council Upton with Fishley Parish Council objects to this site. Any large-scale development would erode the space between Acle and the hamlet of Fishley and the church of St Mary.</p> <p>Acle Parish Council Upton with Fishley Parish Council objects to this site. Any large-scale development would erode the space between Acle and the hamlet of Fishley and the church of St Mary.</p>
GNLP2139	<p>General comments Objections raised concerns regarding density of proposal, traffic congestion, amenities are located too far away from site, impacts of the environments & wildlife and flood risk.</p> <p>Broads Authority Site over 500m from Broads. Separated by roads and screened by intervening development. Linkage to and extension of Acle Land Trust wooded area to be planned within site layout. This will provide recreation and biodiversity opportunity. Unlikely to impact adversely on Broads in terms of heritage.</p> <p>Opportunity to mitigate through planting and habitat corridor. Adequate green open space and green infrastructure should be</p>

designed into this scheme particularly pedestrian and cycle routes providing access to Acle and the rights of way network leading to Upton with Fishley.

Acle Parish Council

Acle Parish Council objects to the proposal. A development of this size would adversely affect the service provided, e.g. by the medical centre. Every property would have at least two cars, causing a huge increase in local traffic. Traffic going to the north, east and south would have to drive through the narrow roads in the village centre to access A47 or A1064. The village sewerage system is already at capacity. Part of this land should be reserved for a bypass for the village to connect South Walsham Road to Norwich Road.

Upton with Fishley Parish Council

Objects in principle to development on the part of this site which is within the boundaries of Upton with Fishley civil parish as Upton is listed as being unsustainable and outside the settlement limit. The current local plan states that there is no justification to allow new dwellings in unsustainable locations.

The land nearest to Acle should be used for a bypass to link South Walsham Road with Norwich Road and the A47 when the A47 at North Burlingham is dualled and the traffic which would previously have used The Windle drives through Acle instead.

STAGE 4 – DISCUSSION OF SUBMITTED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, as set out under stage 2, consultation responses received, as summarised in stage 3, and other relevant evidence.

Nine sites have been promoted for residential development in Acle on sites 0.5ha or larger totalling 76.68 ha. Due to its location Acle does have a number of constraints to further development. To the west of the town the majority of land is grade 1 or 2 agricultural land and therefore considered to be of a high quality. The Broads National Park is close to the east of the town with consequent landscape, environmental and ecological considerations with Damgate Marches and Decoy Carr Sites of Special Scientific Interest immediately to the south-east. There are significant areas of flood risk around the eastern side of the town which has some effect on the sites promoted. To the south is the A47 which bisects the town as the majority of services, including the schools are located to the north of the A47. Sites to the south of the A47 are therefore less accessible to services and facilities.

Taking account of the comments received through previous public consultations, existing commitment, achieving safe access to school, and the constraints set out in the HELAA including those highlighted below, the following sites are considered to be reasonable alternatives worthy of further investigation regarding their potential for allocation:

GNLP0378

This site is located to the west of Acle, north of Norwich Road. It is located adjacent to existing allocation ACL1 which has planning permission. The southern part of the site is at risk of surface water flood which may affect the developable area, but the area of the site closest to Mill Lane could be considered suitable for a reduced scale of development. Other constraints include the loss of high quality agricultural land,

the potential increase in traffic movements through the village centre without a slip road onto the A47 and the impact on landscape character as the approach from the Norwich direction is currently very open. It is likely that a safe route to school could be provided with the provision of some small sections of footway (maybe in conjunction with the neighbouring allocation) so therefore the site is considered to be a reasonable alternative subject to overcoming the constraints identified.

GNLP0384 and 1049

Both these sites are located to the north west of Acle off South Walsham Road. Site 1049 would need to be accessed through site 0384 but the promoter has indicated that both sites could be developed together. Both sites are near to the Broads Authority area and Grade 1 Listed church to the north, would have some landscape impacts and result in the loss of high quality agricultural land which would need to be given due consideration but this would not necessarily rule out development on at least part of the combined sites. As with site 0378 it is likely that a safe route to school could be provided with the provision of some small sections of footway (maybe in conjunction with the neighbouring allocation) so therefore both sites are considered to be reasonable alternatives for further consideration.

GNLP2139

This site is located to the north-west of Acle, off South Walsham Rd. It is proposed for residential development and an extension to the adjacent high school and it is close to the village centre. This is a large site which if developed in its entirety would be out of scale with the existing settlement and have significant landscape impacts but a smaller area of development may be acceptable. Both Acle Parish Council and Upton with Fishley Parish Council object to the scale of the site. There is an area of surface water flood risk running through the site which may affect the developable area and development would involve the loss of high quality agricultural land. Footpath improvements would be needed to link up with the existing footway close to the high school but subject to being able to provide these the site is considered to be a reasonable alternative.

The following sites are not considered to be reasonable alternatives for the reasons outlined below:

GNLP0007

This site is located south east of Damgate Lane. There are a number of constraints including close proximity to the sewage works, the Broads and Damgate Wood County Wildlife Site. As such there would be concerns over odour, market attractiveness, impact on dark skies in the Broads and ecology. In addition, almost half the site is in flood zones 2 or 3, which would affect the developable area and mean that the site would be unlikely to accommodate enough dwellings to be suitable for allocation. Damgate is a narrow lane and there is no safe route to school. For these reasons the site is not considered to be a reasonable alternative.

GNLP0417

This site is located to the west of the town at the junction of Beighton Road and Norwich Road. This site has a number of constraints, in particular its location wedged south of the A47 and north of the rail tracks. The site is not particularly well related to services or the character of the town and could not provide a safe route to

school. There is also an area of surface water flood risk to the north of the site which would affect the developable area. For these reasons the site is not considered to be a reasonable alternative.

GNLP0421R

This site is located to the south of the town and has been revised down in scale from 21.39 hectares (570 dwellings) to 7 hectares (150 dwellings). It is located to the south of the A47 and the rail tracks, it is therefore not particularly well related to services and facilities or the character of the town. Other constraints include highway access, noise, sewage capacity, loss of high quality agricultural land and proximity to the Broads Authority area. There is no safe route to school and therefore the site is not considered to be a reasonable alternative.

GNLP0427

This site is located to the far west of the town at Norwich Road. It is adjacent to the A47 and some distance from the settlement limit, therefore not particularly well related to form and character or the services and facilities in the town. Initial highway advice has highlighted the difficulties of obtaining satisfactory access. Other constraints include the loss of high quality agricultural land, noise and market attractiveness. Acle Parish Council objects on the basis that the site could be utilised as a park and ride. For these reasons the site is not considered to be a reasonable alternative.

GNLP1022

This site is located to the west of the town, north of Hillcrest. It is adjacent to the A47 and some distance from the settlement limit, therefore not particularly well related to form and character or the services and facilities in the town. Due to its proximity to the A47 noise and pollution is likely to be an issue and result in a poor living environment for residents. Initial highway advice has indicated that there is no possibility of creating a suitable access and for these reasons the site is not considered to be a reasonable alternative.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE SITES FOR FURTHER ASSESSMENT

Based on the assessment undertaken at stage 4 above the following sites are considered to be reasonable alternatives worthy of further investigation to consider their potential for allocation.

Address	Site Reference	Area (ha)	Proposal
Acle			
Land west of Acle/North of Norwich Road	GNLP0378	5.40	Approx. 100-125 dwellings associated open space and community facilities.
Land at Acle, South Walsham Road	GNLP0384	4.88	145 dwellings
Land north of Charles Close	GNLP1049	5.40	Residential (unspecified number)
South Walsham Road	GNLP2139	37.85	Residential (unspecified number) plus school extension
Total area of land		53.53	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0378
Address:	Land west of Acle/North of Norwich Road
Proposal:	Residential development of approx. 100-125 dwellings, associated open space and possible community facilities.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Flood Risk, Significant Landscapes and Townscapes.
HELAA Conclusion This is a greenfield site north of Norwich Road to the west of Acle. It is adjacent to an existing allocation and is well related to services. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, it is believed that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. In addition, other constraints include potential loss of high quality agricultural land grade 1, and vast sections within low to high risk of surface water flooding which may reduce the developable area. Approximately 10% of the site is subject to existing planning permission 20141108. Consequently, the site capacity for the purposes of the HELAA analysis will need to be reduced accordingly. There are a number of constraints affecting this site but these may be possible to mitigate. Therefore approximately 5ha is considered suitable for the land availability assessment.

FURTHER COMMENTS
Highways Yes, subject to access via ACL1 and provision of pedestrian & cycle access via Mill Lane that can also provide emergency access for Mill Lane. Works to upgrade the unmade section of Mill Lane will also be required.
Development Management Reasonable site relative to allocation and existing settlement subject to access arrangements and clarification over surface water drainage issues to confirm the number of dwellings which are deliverable.
Minerals & Waste The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any

successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.

Lead Local Flood Authority

No comments

PLANNING HISTORY:

Nothing on site. Allocation has outline permission under 20172189 for 140 dwellings

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Sketch Phase 2 Development

Site Reference:	GNLP0384
Address:	Land at Acle, South Walsham Road
Proposal:	Residential development of approx. 145 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Significant Landscapes, Townscapes, Historic Environment, Transport & Roads and Compatibility with Neighbouring Uses.</p>
<p>HELAA Conclusion The site is north of South Walsham Rd, and well related to the school. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, it is believed that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include potential loss of high quality agricultural land grade 1. No concerns over flood risks, though potential impact on views of the Broads and listed building to the north. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No. Would require 2m wide footway at north east side of South Walsham Road, insufficient highway available for required provision.</p> <p>Development Management Sites will have landscape impact. Access arrangements would require clarification as would the available land for footpath provision. 'Wrong' side of town for A47 access</p> <p>Minerals & Waste The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.</p> <p>Lead Local Flood Authority</p>

No comments

PLANNING HISTORY:

No recent history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP1049
Address:	Land North of Charles Close
Proposal:	Residential development of an unspecified number

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Accessibility to Services, Utilities Capacity, Significant Landscapes, Townscapes, Transport & Roads and Compatibility with Neighbouring Uses.</p> <p>Red constraints in HELAA Access.</p>
<p>HELAA Conclusion The site is north of Charles Close adjacent to the settlement, therefore well-related to services and character of the town. However, it appears to be landlocked and therefore has very poor access that will be difficult to overcome. There are no concerns over risk of flooding, contamination or ground stability. However, other impacts include potential loss of high quality agricultural land grade 1, the Broads is adjacent to the site which would have an effect on the landscape. There are a number of constraints affecting this site which do not seem to be possible to mitigate, in particular access. The site is concluded as unsuitable for the land availability assessment.</p>

FURTHER CONSULTATION COMMENTS
<p>Highways No. No access from highway, issues re pedestrian requirements if serviced via GNLP0384 & those don't appear to be feasible.</p> <p>Development Management Sites will have landscape impact. Access arrangements would require clarification as would the available land for footpath provision. 'Wrong' side of town for A47 access.</p> <p>Minerals & Waste The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.</p>

Lead Local Flood Authority

No comments

PLANNING HISTORY:

No recent history.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP2139
Address:	South Walsham Road
Proposal:	Residential development (unspecified number) plus school extension

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Arable agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Flood Risk, Significant Landscapes and Biodiversity & Geodiversity.</p>
<p>HELAA Conclusion This is a 37 ha site to the north-west of Acle. The site has an extended frontage along South Walsham Road and at its south there is access onto Mill Lane. Initial Highways Authority evidence has not raised any in principle objections, but various mitigations would be required, such as footway improvements. Whilst representing a large extension to the built edge of Acle, the site is within 1,200 metres of the Village Centre. Due to the scale of the proposal, utilities improvements would likely be necessary, and consideration should be given to surface water flood risk (that, in a central area of the site, reaches up to a 1 in 30 risk). Another constraint is the potential loss of high quality agricultural land. Ecological constraints relate to the site's proximity to habitats in the Broads. The site is 200 metres from the Broads Authority administrative area and within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. Whilst the constraints identified may limit the potential for development the site is concluded as suitable for the land availability assessment.</p>

FURTHER CONSULTATION COMMENTS
<p>Highways No. Would require carriageway widening to 5.5m & f/w at South Walsham Rd frontage. Not enough highway to deliver footway & also significant tree on route, construction unlikely to be feasible. Mill Lane highly constrained at junction with The Street, no vehicular access feasible, pedestrian & cycle improvements may be required. Possible opportunity to provide alternative/emergency access for Mill Lane.</p>
<p>Development Management Potential significant landscape issue and flood issue associated with nearby reservoir. Also concerns about connectivity to existing settlement and located wrong side of town relative to A47.</p>

Minerals & Waste

The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.

Lead Local Flood Authority

Few or no constraints. Standard information required at planning stage.

PLANNING HISTORY:

No relevant history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE) FOR REGULATION 18C DRAFT PLAN CONSULTATION.

Four reasonable alternative sites have been identified in Acle at stage 5 of this booklet. These sites were considered to be worthy of further investigation to look at their potential for allocation as the initial assessment did not flag up any major constraints that would preclude development. These sites have been subject to further discussion with Development Management, Highways, Lead Local Flood Authority, Minerals and Waste and Children's Services in order to identify preferred sites for allocation and their comments are recorded under stage 6 above.

Acle is a key service centre and the 'Towards a Strategy' document identifies a requirement for 400-600 dwellings across this sector of the hierarchy. Through further discussion sites GNLP0378 and GNLP2139 have been identified for 100 dwellings each to contribute towards this number. It is proposed to allocate site GNLP0378 on a larger boundary than proposed due to the need to avoid substantial areas of flood risk. It is proposed to allocate site GNLP2139 on a smaller boundary than proposed because if the site were developed in its entirety it would be far too large and have landscape impacts. These two sites were chosen for allocation due to their proximity to carried forward allocation ACL1 from the Broadland Local Plan and the possibility to create a well designed and connected development in this sector of the town. One of the main benefits of allocating these sites is the potential to provide a link road from South Walsham Road to Mill Lane to enable the re-routing of traffic coming into town from this direction, although this does need further investigation prior to final allocation.

On further investigation sites GNLP0384 and GNLP1049 have been dismissed on highway and landscape grounds and therefore are not considered to be suitable for allocation. There are not considered to be any reasonable alternative sites in Acle.

In conclusion there are two sites identified as preferred options in Acle providing for 200 new homes (100 on each site). There are carried forward allocations from the Broadland Local Plan for a total of 170 homes plus an additional 21 dwellings with planning permission on small sites. This gives a total deliverable housing commitment for Acle of 391 homes between 2018 – 2038.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Acle				
Land west of Acle/ North of Norwich Road	GNLP0378 (larger site)	7.50	100 dwellings	This site is preferred for allocation on a larger boundary than proposed due to the need to avoid substantial areas of flood risk (approx. 2ha). The allocation of this site subject to access via existing Broadland Local Plan allocation ACL1 and provision of pedestrian, cycle and emergency access via Mill Lane. Works to upgrade the unmade section of Mill Lane will also be required.
South of Walsham Road	GNLP2139	7.50	100 dwellings	This site is preferred for allocation on a smaller boundary than proposed. Developing the whole site would be out of scale with the existing settlement and have a landscape impact but a smaller area of the site near to the school would be more appropriate. There could be potential to provide access through the development from South Walsham Road to Mill Lane where the ACL1 allocation and the other preferred site are located, and this is considered worthy of further investigation as it may present opportunities for re-routing traffic coming into Acle along the South Walsham Road. The site does have flood risk issues associated with the reservoir to the east and this would need further investigation before development could take place.

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Acle				
NO REASONABLE ALTERNATIVE SITES				

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Acle				
Borderland Farm, Damgate Lane	GNLP0007	1.07	Up to 12 dwellings	This site is not considered to be suitable for allocation as almost half the site is in flood zones 2 or 3 which would significantly affect the developable area, meaning that the site would be unlikely to meet the minimum requirement for allocation of 12-15 dwellings. There is no safe walking route to the local primary school, the site is in close proximity to the sewage works, the Broads and Damgate Wood County Wildlife Site.
Land at Acle, South Walsham Road	GNLP0384	4.88	145 dwellings	This site is not considered to be suitable for allocation on highway and landscape grounds. Development would require a 2m wide footway at the north east side of South Walsham Road and insufficient highway is available to provide this.
Land at Beighton Road/ Norwich Road	GNLP0417	9.40	Approx. 204 dwellings, associated access and open space	This site is not considered to be suitable for allocation as it is not particularly well related to services or the character of the town as it is wedged south of the A47 and north of the rail tracks. In addition, there is no safe walking route to the local primary school.
Land at Jolly's Lane	GNLP0421R	7.00	Approx. 150 dwellings with open space	This site is not considered to be suitable for allocation as it is located to the south of the A47 and the rail tracks and is therefore not particularly well related to services and facilities or the character of the town. In addition, there is no safe walking route to the local primary school.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Land at Norwich Road	GNLP0427	2.78	Mixed use residential (unspecified number)	This site is not considered to be suitable for allocation as it is distant from the existing settlement limit and therefore not particularly well related to form and character or the services and facilities in the town. Due to its proximity to the A47 noise and pollution is also likely to be an issue.
Land north of Hillcrest	GNLP1022	2.90	Up to 60 dwellings	This site is not considered to be suitable for allocation as it is distant from the existing settlement limit and therefore not particularly well related to form and character or the services and facilities in the town. Due to its proximity to the A47 noise and pollution is also likely to be an issue.
Land north of Charles Close	GNLP1049	5.40	Residential (unspecified number)	This site would need to be developed with GNLP0384 to gain access and is therefore considered to be unreasonable on highway grounds as GNLP0384 requires footway provisions that are not possible within the existing highway. The development of this site would also have landscape issues.

PART 2 - SUMMARY OF COMMENTS FROM THE REGULATION 18C DRAFT PLAN CONSULTATION

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0378 Land west of Acle and north of Norwich Road, Acle (Preferred Site)
TOTAL NUMBER OF REPRESENTATIONS:	8
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 3 Object, 4 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
NPS Property Consultants	Support	Reaffirming the site's deliverability, alongside 2139 to the north	<ul style="list-style-type: none"> • Transport note at appendix 2 of report • Concept plan shows altered site boundary and 300+ dwellings possible on combined site 	The increased site size and concept plan is considered appropriate to accommodate the link road, open space and landscaping.	Amend site boundary and increase dwellings to 150 on this site, 340 total.
Acle Parish Council	Object	Lack of infrastructure in village including sewerage, GP and traffic	<ul style="list-style-type: none"> • Infrastructure capacity 	As a key service centre, Acle's infrastructure has been considered to be appropriate for this level of growth.	None

Members of the public	Object	Total 465 extra houses – pressure on traffic and parking, A47 access and services at capacity.	<ul style="list-style-type: none"> • Highway design • Pedestrian safety 	The allocation aims to improve local highway issues by linking South Walsham Road with Norwich Road. Acle's infrastructure has been considered to be appropriate for this level of growth.	None
Acle Parish Council	Comment	Concerns over surface water drainage and link road to S Walsham Rd is essential	<ul style="list-style-type: none"> • Highway design 	The allocation aims to improve local highway issues by linking South Walsham Road with Norwich Road. The site policy addresses surface water drainage.	None
Anglian Water	Comment	No reference to water efficiency	<ul style="list-style-type: none"> • Water efficiency policy wording 	This matter is dealt with under Policy 2 that applies to all sites. It is not necessary to include it in the allocation policy.	None
Members of the public	Comment	Access to eastbound A47 from west of village to reduce through traffic and footpath along New Reedham Rd/Leffins Lane	<ul style="list-style-type: none"> • Highway design • Pedestrian safety 	The site policy requires early assessment of the A47 junction and capacity. The	None

				allocation aims to improve local highway issues by linking South Walsham Road with Norwich Road. Leffins Lane is some distance from the site.	
Highways England	Comment	Early assessment of junction with A47	<ul style="list-style-type: none"> Amend policy content to include requirement for early assessment of junction with A47 	Policy wording has been reconsidered during further site assessment	Add to policy: <i>“Early assessment of the junction and the A47 at this location is required.”</i>

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP2139 South of South Walsham Road, Acle (Preferred Site)
TOTAL NUMBER OF REPRESENTATIONS:	7
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 3 Object, 3 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
NPS Property Consultants	Support	Reaffirming the site's deliverability, (alongside 0378 to the south which is owned by NPS)	<ul style="list-style-type: none"> • Transport note at appendix 2 of report • Concept plan shows altered site boundary and 300+ dwellings possible on combined site 	The increased site size and concept plan is considered appropriate to accommodate the link road, open space and landscaping.	Amend site boundary and increase dwellings to 190 on this site, 340 total.
Acle Parish Council	Object	Lack of infrastructure in village including sewerage, GP and traffic	<ul style="list-style-type: none"> • Infrastructure capacity 	As a key service centre, Acle's infrastructure has been considered to be appropriate for this level of growth.	None
Members of the public	Object	Total 465 extra houses – pressure on traffic and	<ul style="list-style-type: none"> • Highway design 	The allocation aims to improve local	None

		parking, A47 access and services at capacity.	<ul style="list-style-type: none"> • Pedestrian safety 	highway issues by linking South Walsham Road with Norwich Road. Acle's infrastructure has been considered to be appropriate for this level of growth.	
Acle Parish Council	Comment	Ensure expansion of Acle Academy is not prevented. Link road S Walsham Rd to Norwich Rd is essential. Old river bed runs through site.	<ul style="list-style-type: none"> • Highway design • School expansion plans 	The allocation aims to improve local highway issues by linking South Walsham Road with Norwich Road. The site policy will address the potential for expansion of Acle Academy.	Amend policy to include "Development will not prevent the potential future expansion of Acle Academy"
Anglian Water	Comment	No reference to water efficiency	<ul style="list-style-type: none"> • Water efficiency policy wording 	This matter is dealt with under Policy 2 that applies to all sites. It is not necessary to include it in the allocation policy.	None
Highways England	Comment	Early assessment of junction with A47	<ul style="list-style-type: none"> • Amend policy content to include requirement for early assessment of junction with A47 	Policy wording has been reconsidered during further site assessment	Add to policy: " <i>Early assessment of the junction and the A47 at this</i> "

					<i>location is required."</i>
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0007 Borderland Farm, Damgate Lane, Acle (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	2
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 1 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Parker Planning (site promoter)	Object	In support of the site's allocation, including a revised boundary	<ul style="list-style-type: none"> Revised boundary 	The site has been revised to address constraints, but is now promoted for only 5 dwellings. The GNLP aims to allocate sites of 12-15 dwellings as a minimum, to contribute to affordable housing targets. Additionally, the constraints on the site would not result in a suitable	None

				housing scheme, and the revised site is considered unreasonable.	
Acle Parish Council	Support	Most of site is in flood zone, road is narrow.	<ul style="list-style-type: none"> • None 	Noted	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0384 Land at Acle, South Walsham Road, Acle (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	2
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 1 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Savills (site promoter)	Object	In support of the site's allocation alongside GNLP1049	<ul style="list-style-type: none"> Attachment outlines proposal to allocate two sites together, providing 10+ha site with road and footpath access achieved. Promoter of GNLP1049 did not submit similar proposal. 	The combined sites (0384 and 1049) would result in a site of over 10ha. This level of growth, in addition to the preferred sites, would be a significant increase for the village's services to accommodate.	None
Acle Parish Council	Support	Pedestrian access would be unsafe.	<ul style="list-style-type: none"> None 	Noted	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0417 Land at Beighton Road/Norwich Road, Acle (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	1
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 0 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Acle Parish Council	Support	Site is remote	<ul style="list-style-type: none"> • None 	Noted	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0421R Land at Jolly's Lane, Acle (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	2
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 1 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Acle Parish Council	Support	Agree site is unreasonable	<ul style="list-style-type: none"> • None 	Noted	None
Crocus Homes (site promoter)	Object	Challenging the HELAA assessment findings: access to services; reduction to 30 dwgs; site access; footway.	<ul style="list-style-type: none"> • Revised site boundary • Nearby site has planning permission with similar constraints 	The revised site is located to the south of the A47 and the rail tracks and is therefore not well related to services. The nearby site with permission had less impact on landscape and the form and character of the town.	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0427 Land at Norwich Road, Acle (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	1
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 0 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Acle Parish Council	Support	Agree site is unreasonable, too close to A47	<ul style="list-style-type: none"> None 	Noted	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP1022 Land north of Hillcrest, Acle (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	1
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 0 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Acle Parish Council	Support	Agree site is unreasonable, too close to A47	<ul style="list-style-type: none"> None 	Noted	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP1049 Land North of Charles Close, Acle (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	1
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 0 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Acle Parish Council	Support	Out of scale, unsafe pedestrian access to village	<ul style="list-style-type: none"> None 	Noted	None

**PART 3 - ASSESSMENT OF NEW & REVISED SITES SUBMITTED
DURING THE REGULATION 18C CONSULTATION**

STAGE 1 –LIST OF NEW AND REVISED SITES IN THE KEY SERVICE CENTRES

**LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE
ALLOCATION (0.5 HECTARES OR LARGER)**

Address	Site Reference	Area (ha)	Proposal	Status at Reg 18C consult.
Acle				
Borderland Farm, 51 Damgate Lane	GNLP0007R	2.89	Housing	Unreasonable
North of Norwich Road	GNLP0378R	12	150 dwellings plus link road and open space	Preferred site
Jolly's Lane	GNLP0421R	1.43	Housing	Unreasonable
South Walsham Road	GNLP2139R	13.5	190 dwellings plus link road and open space	Preferred site
Total		29.82		

STAGE 2 – HELAA COMPARISON TABLE

Site reference	Site access	Access to services	Utilities capacity	Utilities infrastructure	Contamination/ground stability	Flood risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open space & GI	Transport & roads	Compatibility with neighbouring
Acle														
GNLP0007R	Amber	Green	Amber	Green	Amber	Amber	Green	Amber	Green	Amber	Green	Green	Amber	Amber
GNLP0378R	Green	Green	Amber	Green	Green	Amber	Green	Amber	Green	Amber	Green	Green	Green	Green
GNLP0421R	Amber	Green	Amber	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Amber	Green
GNL2139R	Green	Green	Amber	Green	Green	Amber	Green	Amber	Green	Amber	Green	Green	Green	Green

STAGE 3 – SUMMARY OF COMMENTS FROM THE REGULATION 18 STAGE C CONSULTATION

(See part 2 above)

STAGE 4 – DISCUSSION OF NEW & REVISED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a site's performance against the relevant factors have also been informed by the outcomes of the HELAA, consultation responses received and other relevant evidence.

Acle

Four of the previously promoted sites for residential development in Acle have been revised (on sites 0.5ha or larger, totalling 29.82ha). Of these, sites GNLP0378R and GNLP2139R were identified as preferred sites for the Regulation 18 consultation, and revised site boundaries are now being considered (since the draft plan was produced).

Due to its location Acle does have a number of constraints to further development. To the west of the town the majority of land is grade 1 or 2 agricultural land and therefore considered to be of a high quality. The Broads National Park is close to the east of the town with consequent landscape, environmental and ecological considerations with Damgate Marches and Decoy Carr Sites of Special Scientific Interest immediately to the south-east. There are significant areas of flood risk around the eastern side of the town which has some effect on the sites promoted. To the south is the A47 which bisects the town as the majority of services, including the schools are located to the north of the A47. Sites to the south of the A47 are therefore less accessible to services and facilities.

Taking account of the comments received through previous public consultations, existing commitment, achieving safe access to school, and the constraints set out in

the HELAA including those highlighted below, the following sites are considered to be reasonable alternatives worthy of further investigation regarding their potential for allocation. This will be done through discussions with the Highways Authority, Lead Local Flood Authority, and officers in Development Management with specialist knowledge about landscape, townscape, trees, etc:

GMLP0378R north of Norwich Road, Acle, 12ha, 150 dwellings, link road, open space

This site is adjacent to a previous local plan allocation which has been permitted for 137 dwellings (20172189 and 20191215) and was a preferred site in the Reg.18C consultation, as defined in its original submission and with housing numbers set at 'at least 100 homes'. The site was preferred along with the adjacent site to provide a link road between South Walsham Road and Norwich Road. During Reg.18C, the parish council objected to the site's preferred status. The site has been increased in size, and is now promoted for 150 dwellings plus open space and a link road. The revised site addresses concerns about surface water flooding and aims to provide a link road in conjunction with the adjacent site, and in this context it is appropriate to reconsider the site subject to the views of the Highways Authority and Lead Local Flood Authority in particular.

GMLP0421R, Jolly's Lane, Acle, 1.43ha, housing

The site was assessed as unreasonable for the Reg.18C draft plan, with concerns over access to the village across the A47 and rail tracks; and that a safe walking route to school could not be provided. During Reg.18C, the parish council supported the site's unreasonable status. The site has been reduced in size, and is now promoted for fewer (30) dwellings. The promoter draws comparisons to a nearby site which has been permitted and proposes a new footway for 420m on the south of Leffins Lane and improvements to the pedestrian facilities at the Reedham Road junction. The submission directly addresses one of the major concerns of the site (pedestrian access to facilities) so it is considered appropriate to reconsider the revised site in this context, subject to the views of the Highways Authority in particular.

GMLP2139R South Walsham Road, 13.5ha, 190 dwellings, link road, open space

This site was a preferred site in the Reg.18C consultation, as defined in its original submission and with housing numbers set at 'at least 100 homes'. The site was preferred along with the adjacent site to provide a link road between South Walsham Road and Norwich Road. During Reg.18C, the parish council objected to the site's preferred status. The site has been increased in size, and is now promoted for 190 dwellings plus a link road. The revised site addresses concerns about surface water flooding and aims to provide a link road in conjunction with the adjacent site, and in this context it is appropriate to reconsider the site, subject to the views of the Highways Authority and Lead Local Flood Authority in particular.

The following site is not considered to be reasonable alternatives for the reasons outlined below:

GNLP0007R Borderland Farm, 2.89ha, housing

The site was assessed as unreasonable for the Reg.18C draft plan, with concerns over the extent of flood zones 2 and 3; that a safe walking route to school could not be provided; amenity would be affected by the adjacent sewage works; the potential impact on the Broads and Damgate Wood CWS. During Reg.18C, the parish council stated their concerns about flood risk. The site has been expanded, but is now promoted for only 5 dwellings in order to avoid the area at risk of flooding. A revised HELAA assessment continues to show constraints regarding flood, neighbouring uses and impact on biodiversity and landscape. The GNLP aims to allocate sites of 12-15 dwellings as a minimum, to contribute to affordable housing targets. Additionally, the constraints on the site would not result in a suitable housing scheme, and the revised site is considered unreasonable.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE NEW & REVISED SITES FOR FURTHER ASSESSMENT

Based on the assessment undertaken at stage 4 above the following sites are considered to be reasonable alternatives.

Address	Site Reference	Area (ha)	Proposal
Acle			
North of Norwich Road	GNLP0378R	12.00	150 dwellings, open space and link road
Leffin's Lane	GNLP0421R	1.43	Housing
South Walsham Road	GNLP2139R	13.50	190 dwellings and link road
TOTAL		26.93	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE NEW & REVISED SITES

Site Reference:	GNLP0378R
Address:	North of Norwich Road, Acle
Proposal:	150 dwellings, open space and link road

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA:
<p>Amber Constraints in HELAA Utilities Capacity, Flood Risk, Significant Landscapes and Biodiversity & Geodiversity.</p>
<p>HELAA Conclusion: This site to the west of the village has been extended to accommodate additional open space and provide a suitable route for a link road. The additional land could provide appropriate mitigation for the surface water flood issues on the site. Mitigation will also be required for impact on ecological sites nearby. There would be loss of high grade agricultural land if the site was developed. However, the site is considered suitable for the purposes of land availability. Site was 7.5ha when it was considered suitable for the HELAA previously. Therefore only the additional 4.5ha should be counted as suitable.</p>

FURTHER COMMENTS:
<p>Highways Authority No objection to principle of link but requires network impact analysis with submission of TA and implementation of any agreed measures. Footway a concern east from 2139R at S Walsham Rd.</p> <p>Lead Local Flood Authority A watercourse is within 100m of the site boundary, and is within an IDB area. The site is affected by a flow path in the larger AEP events. The revised site is at risk of surface water flooding, but this is not severe enough to prevent development of the site. Mitigation will be required, and standard information will be required at planning stage.</p>

PLANNING HISTORY:
Nothing on site. Adjacent allocation has outline permission under 20172189 for 140 dwellings

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:

- Sketch Phase 2 Development (original submission)
- Masterplan, phasing plan, statement addressing HELAA constraints, Reg18C representation including Transport Note prepared by Rossi Long at Appendix 2

Site Reference:	GNLP0421R
Address:	Leffin's Lane, Acle
Proposal:	Housing

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA:

Amber Constraints in HELAA

Site Access, Utilities Capacity, Significant Landscapes and Transport & Roads.

HELAA Conclusion:

This greenfield site to the south of the village has been reduced from 7ha to 1.43ha and is still promoted for housing. Initial Highways Authority comments highlight concerns with the remoteness of the site and the road/footpath network. The site is in Grade 2 agricultural land. The site is in a SSSI impact zone. The original site has already been counted towards the land availability assessment, and 5.5ha of the site should be deleted from the HELAA bank to avoid double counting.

FURTHER COMMENTS:

Highways Authority

Subject to acceptable access layout and visibility. Footway required for full frontage of site, extending east to Reedham Rd, along with improvements to Reedham Rd roundabout to enable crossings at all 3 arms.

Development Management

The promoter draws comparisons to a permission on the site opposite, but the north of Leffins Lane is a more contained site. GNLP0421R would have a detrimental impact on landscape and the form and character of the village.

PLANNING HISTORY:

No comment received

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:

- Utilities statement, masterplan (pre-Reg18C)
Layout

Site Reference:	GNLP2139R
Address:	South Walsham Road, Acle
Proposal:	190 dwellings and link road

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA:

Amber Constraints in HELAA

Utilities Capacity, Flood Risk, Significant Landscapes, Biodiversity & Geodiversity

HELAA Conclusion:

This site to the west of the village has been extended to provide a suitable route for a link road. The additional land could provide appropriate mitigation for the surface water flood issues on the site. Mitigation will also be required for impact on ecological sites nearby. There would be loss of high grade agricultural land if the site was developed. However, the site is considered suitable for the purposes of land availability. Site was 7.5ha when it was considered suitable for the HELAA previously. Therefore only the additional 6ha should be counted as suitable.

FURTHER COMMENTS:

Highways Authority

No objection to principle of link but requires network impact analysis with submission of TA and implementation of any agreed measures. Footway a concern east from 2139R at S Walsham Rd

Lead Local Flood Authority

The site is affected by a minor flow path in the 0.1% AEP event. The revised site is at risk of surface water flooding, but this is not severe enough to prevent development of the site. Mitigation will be required, and standard information will be required at planning stage.

PLANNING HISTORY:

No relevant history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:

Masterplan, phasing plan, Reg18C representation including Transport Note prepared by Rossi Long at Appendix 2

STAGE 7 – INITIAL CONCLUSIONS ON THE SUITABILITY OF NEW AND REVISED SITES FOR ALLOCATION

The new and revised sites shortlisted at Stage 4 have been subject to further consideration with Development Management, the Local Highway Authority and Lead Local Flood Authority and their comments are recorded under Stage 6 above. Based on their views the following initial conclusions regarding the suitability of the sites for allocation have been drawn.

New and revised sites to be considered for allocation:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Acle				
Land west of Acle (north of Norwich Road, south of South Walsham Road)	GNLP0378R and GNLP2139R	25.50	340 dwellings	These two sites are combined to form one allocation. GNLP0378R is allocated on a larger boundary than originally proposed and GNLP2139R is allocated on a smaller boundary than originally proposed, but larger than the version in the draft plan. The site boundaries have been determined due to the need to: avoid substantial areas of flood risk; provide open space to reduce leisure visits to the Broads; enable future expansion of Acle Academy; and provide a link road from Norwich Road to South Walsham Road; but to do this without producing an allocation which is out of scale with the village. Developers will need to liaise with Acle Academy to ensure the school's potential future growth needs will not be compromised. The reservoir to the west of the site was built to category A, nonetheless its existence and any associated risks may have implications for the design and layout of the site which need to be considered. The allocation of this site is subject to access via carried forward Broadland Local Plan allocation ACL1 and provision of walking, cycling, horse riding and emergency access via Mill Lane. Works to upgrade the

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
				unmade section of Mill Lane will also be required. The site is allocated at a lower gross density as the highway improvements, surface water drainage and open space requirements are significant. The eventual net density will be in line with the indicative minimum in Policy 2.

New and revised sites considered to be unreasonable for allocation:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Acle				
Borderland Farm, Damgate Lane	GNLP0007R	2.89	5 dwellings	This site is not considered to be suitable for allocation. Despite the change in site boundary, the extent in flood zones 2 or 3 would significantly affect the developable area, and to address this the site is now promoted for 5 dwellings. The site does not meet the minimum requirement for allocation of 12-15 dwellings. There is no safe walking route to the local primary school, the site is in close proximity to the sewage works, the Broads and Damgate Wood County Wildlife Site.
Land at Jolly's Lane	GNLP0421R	1.43	Approx. 30 dwellings with open space	Despite this site having been reduced in size, it is not considered to be suitable for allocation. The site would have a greater landscape impact than the carried forward allocation site opposite. In addition, there is no safe walking route to the local primary school.

FINAL CONCLUSIONS FOR THE REGULATION 19 VERSION OF THE PLAN

Site assessments prior to the Regulation 18C consultation

Up to the Regulation 18C consultation there were 9 sites over 0.5ha promoted for residential/mixed use in Acle totalling more than 700 dwellings and over 76 hectares of land. The outcome of initial site assessment work (which is detailed in part 1 of this booklet) was to prefer site GNLP0378 for 100+ dwellings (on a larger boundary than promoted) and site GNLP2139 for 100+ dwellings (on a smaller boundary than promoted). The two sites were required to provide a link road between South Walsham Road and Norwich Road, connect with the carried forward allocation to the east, and provide open space while dealing with surface water issues. These sites were preferred as together they provided an opportunity to improve road constraints while providing an appropriate number of new homes which would be well located for local services. The preferred sites were consulted on as part of the Regulation 18C draft plan consultation.

Summary of comments from the Regulation 18C draft plan consultation

Through the Regulation 18C consultation a number of comments were received regarding sites in Acle. The main issues raised were concerns over traffic, the risk posed by the nearby reservoir, and that future expansion of Acle Academy should not be prevented (detailed in part 2 above). These comments have resulted in changes to policy wording where appropriate such as protection of future school expansion and mitigation of any risk posed by the reservoir, but did not result in any changes to the selection of the sites preferred for allocation. However, see below for details of a revision to the sites.

Assessment of new and revised sites submitted through the Regulation 18C consultation

Four new and revised sites were also submitted through the consultation totalling over 340 dwellings and just under 30 ha of land, including the promoters of the two preferred sites who submitted a joint masterplan showing a revised site boundary and increased number of dwellings within the joint site. All the new and revised sites were subject to the same process of assessment as the earlier sites (detailed in part 3 of this booklet). The conclusion of this work was that two of revised sites were unreasonable for allocation (there was no proven safe walking route to school, one site would not deliver the minimum number of homes for an allocation, the other would have landscape impacts). After consideration and engagement with colleagues in Development Management, Highway Authority and Children's Services the revision to preferred sites GNLP0378R and GNLP2139R were considered to provide an appropriate level of growth for Acle in an accessible location, while

providing opportunities to improve the traffic issues in the village, and provide open space for recreation and green infrastructure to mitigate impact on the Broads.

Sustainability Appraisal

The sustainability performance of each reasonable alternative site has been considered in the selection of sites. The Sustainability Appraisal includes a scoring and assessment narrative on the sustainability performance of each reasonable alternative and recommendations for mitigation measures which have been incorporated in policy requirements as appropriate. The Sustainability Appraisal (insert link) highlighted a number of negative and positive impacts for the sites in Acle but showed how broadly all sites promoted scored similarly. Where the preferred sites scored poorly, this tends to reflect the size of the site, and the assumed number of dwellings for the SA process.

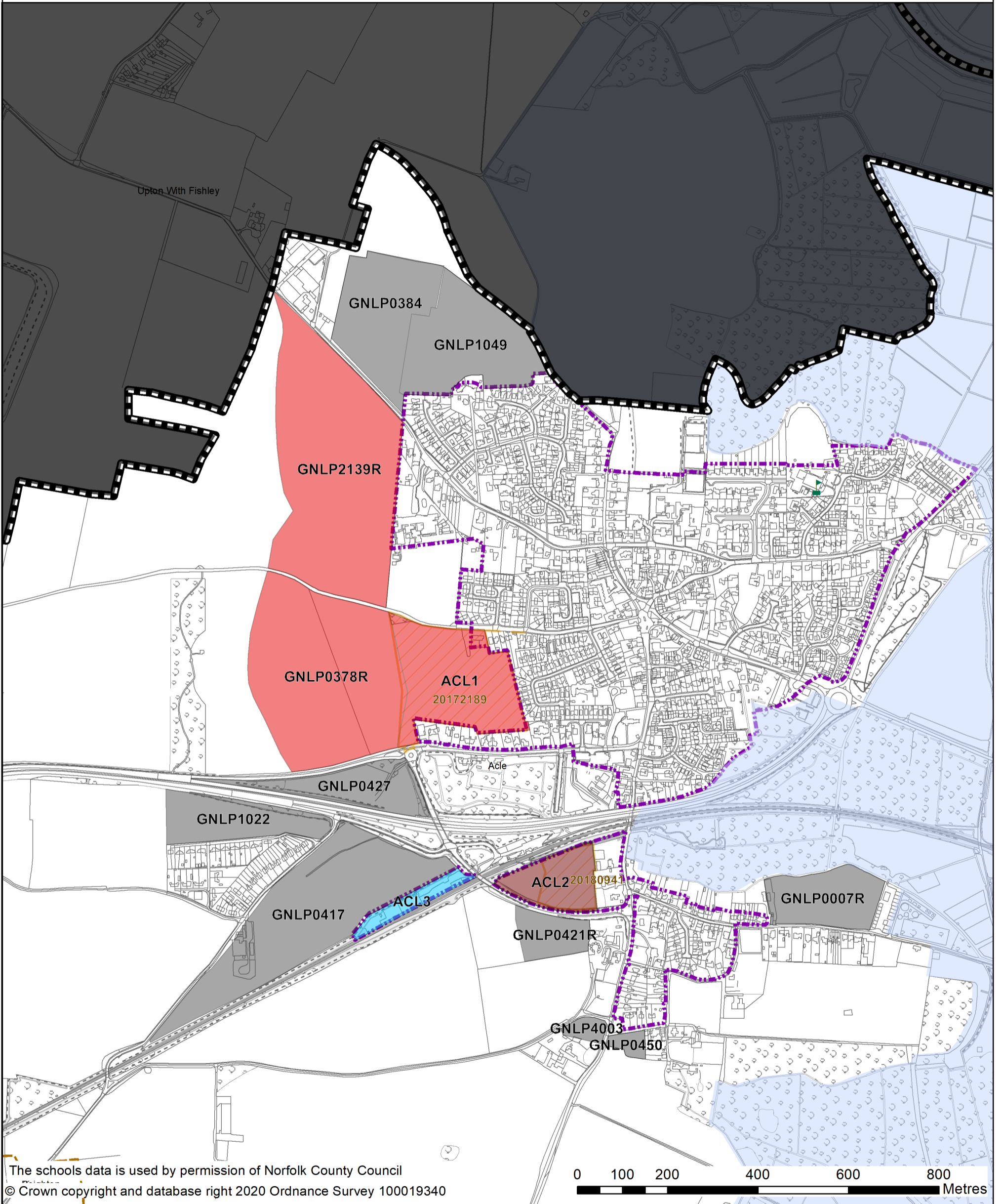
The Sustainability Appraisal has been carried out through the various changes to sites GNLP0378R and GNLP2139R, from their original submission to the larger/smaller sites preferred at Reg 18C and slightly larger revised sites than preferred. It shows that the revisions to the site boundaries score similarly through the SA, with double negative scores reflecting either the site's location (air quality due to proximity to A47) or size (number of dwellings provided contributing to climate change etc). Other more minor issues flagged up for sites GNLP0378R and GNLP2139R through the SA were related to green infrastructure (which will be provided) landscape impacts (proximity to Broads addressed in policy) community and health (the SA methodology used a shorter distance to GP and food shop locations than the HELAA methodology and site assessment process).











Final conclusion on sites for allocation in the Regulation 19 Plan

Based on all the information contained within this booklet the final conclusion of the site assessment process for Acle is to allocate GNLP0378R and GNLP2139R together for 340 dwellings on the revised boundary promoted through the Regulation 18C consultation.


See tables of allocated and unallocated sites at appendices A and B for a full list of sites promoted with reasons for allocation or rejection.

ACLE



 Primary School	 Housing Allocation	 Not Allocated	 Commitment*
 Primary School Catchment (2018-19)	 Mixed Use Allocation	 Broads Authority Area	 Parish Boundary
 Employment Allocation	 Settlement Boundary		

*new and extant permissions at 1st April 2020 (10 or more dwellings)


 1:7,700
 at A3
 Date: 25/11/2020