

# Community

The Acle Parish Council quarterly  
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Editor, Nigel Law

## The Springfield Development

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The last issue of 'Community' gave brief details of the Parish Council's intention to develop the plot of land to the North of 'Springfield'.

The project has moved along in the last three months and we have appointed solicitors to act for us and also appointed an agent who is in the process of obtaining outline planning permission for us. We have been advised that obtaining outline planning will maximise the value of the land whilst giving us maximum control over the number, type and standard of build of the properties that are developed.

The Springfield North site has always been scheduled for development. We know there is a demand for local housing as Broadland District Council currently has in excess of 50 Acle residents on its housing list.

The Parish Council envisages 30 to 34 dwellings with at least one third of these being affordable housing, managed by a housing association. It is likely that some of the affordable housing will be part-purchase, part-let and/or some other schemes to make it easier for Acle people to get on the housing ladder.

The Parish Council is very aware that the Springfield North site is the last

piece of land in Parish Council ownership and we are determined that this will be a 'quality development' that adds something to the village including a good quality playground and as much play space as can be afforded.

At the beginning of this process a group of Parish Councillors and our Parish Clerk met with four builders. Each was given a two hour 'grilling' to see if we thought they would fit in with our ideas for the development, if we thought we could work with them and if they had a positive attitude to community consultation. We finally short listed two developers and then went out to see some of their recent work. We were very impressed with the standard of their developments and even more so with the standards set and achieved for affordable housing. The final decision on the developer has not yet been made.

We also had meetings with two solicitors before finally settling on Mills & Reeve, and a further two meetings with agents before appointing Alan Irvine as our planning consultant.

At the beginning of this process we had broad ideas about how we wanted the development to turn out. One of the main objectives was that as much of the affordable housing as possible should be for Acle residents. BDC has policies for the allocation of affordable housing and we have had several productive meetings with the housing and planning teams to ensure we get

the best deal possible for Acle residents.

The site has to have some market housing on it to ensure that it delivers enough money for the developer and the Parish. However, we have constantly been of the opinion that the development is not about producing the largest amount of cash. As a public body dealing with public funds we have a duty to get the best 'value' from the development and it is our view that we are happy to sacrifice a certain amount of 'cash' to ensure we get a good quality development that meets the village's requirements. In this instance 'quality' includes adequate parking spaces per property, a good quality playground and play area, as much green space as possible, the best affordable quality build for all the properties and a housing mix that meets the stated requirements of the village residents.

To ensure we know what the village's requirements are, both the Parish Council and BDC are carrying out housing needs surveys. You should have had two forms through your door. One, a two page white form that MUST go back to BDC in the Freepost envelope provided and the second, which will have been lilac or green, to come back to the Parish Council, either by dropping it into Acle Post Office or by sending it back with the BDC form in the envelope provided. BDC will then get the form to us.

We understand that the site's immediate neighbours will be more than a little interested in the development and it is the Council's intention that before the building types,

layouts, position of the playground etc. are finalised, a public consultation event will take place. At this, our initial ideas and suggestions will be presented and there will be people on hand to answer questions, give more detail and take note of comments you might want to make. Your comments will be taken into account for the final plans that are submitted.

Keep an eye on the Acle Parish Council website  
<http://aclepc.norfolkparishes.gov.uk/> as any information made available is likely to appear there first. Our housing survey form is available from the website.

**It is really important that anyone who might be interested in a rented or shared ownership house on this development MUST be registered on the Broadland District Council Housing Register.** (Contact BDC on 01603 431133 for more information.)

*Keep an eye on the website and noticeboards also for developments on the work by InghamPinnock Associates on the Acle Village Masterplan.....*

## Parish Council Contact Details.

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