

Acle Neighbourhood Plan Basic Conditions Statement

To accompany the modified Acle Neighbourhood Plan,
Submission Version, for examination

May 2026

Contents

1. Introduction	3
2. Legal requirements	3
3. Modifying a Made Neighbourhood Plan	4
4. Basic Conditions	6
5. Compliance with Basic Condition a)	8
6. Compliance with Basic Condition d)	27
7. Compliance with Basic Condition e)	32
8. Compliance with Basic Condition f)	33
9. Compliance with Basic Condition g)	35

1. Introduction

- 1.1 When submitting a Neighbourhood Plan to the Local Planning Authority (in this case Broadland District Council and the Broads Authority), it is a requirement that the Plan be accompanied by a number of supporting documents. One of these is commonly referred to as the 'Basic Conditions Statement'. Only a Neighbourhood Plan that meets each of the basic conditions can be put to referendum and if successful be used to assist in the determination of planning applications.
- 1.2 This Basic Conditions Statement is prepared for use by Broadland District Council, the Broads Authority and the Independent Planning Examiner, to assist in making this assessment about the basic conditions.

2. Legal Requirements

Legal Requirements: The modified Acle Neighbourhood Plan is compliant with The Planning and Compulsory Purchase Act 2004 38A (1) & (2) and 38B (a)-(c).

Qualifying Body: The modified Acle Neighbourhood Development Plan being submitted by a qualifying body – Acle Parish Council. Acle Parish Council was confirmed as a qualifying body by Broadland District Council on 20th August 2013, when the Acle Neighbourhood Plan Area was designated.

A Neighbourhood Development Plan: The modified Acle Neighbourhood Development Plan is a neighbourhood development plan. It relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The time-period covered: The modified Acle Neighbourhood Plan states the time-period for which it is to have effect (from 2025-2040) a period of 15 years.

Excluded Development: The modified Acle Neighbourhood Development Plan policies do not relate to excluded development. The Modified Acle Neighbourhood Development Plan does not deal with County Matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

Area of the Neighbourhood Plan: The modified Acle Neighbourhood Development Plan relates to the Acle Parish Council's Neighbourhood Area

and to no other area. There are no other Neighbourhood Plans in place relating to that Neighbourhood Area.

Mitigation of and adaptation to Climate Change: In so far as the qualifying body considers appropriate, and having regard to the subject matter of the plan, the plan must be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change. The modified Acle Neighbourhood Development Plan contains Policy ACLE15: Responding to Climate Change which requires all new development in Acle (in proportion to its scale and nature) to seek to reduce greenhouse gas emissions, promote renewable and low-carbon energy infrastructure and enhance climate resilience through sustainable design and nature-based solutions.

Local Nature Recovery Strategies (LNRS): In so far as the qualifying body considers appropriate and having regard to the subject matter of the plan, the plan must be designed to take account of any local nature recovery strategy under Section 104 of the Environment Act 2021 that relates to all or part of the neighbourhood plan area. The Adoption of the Norfolk Local Nature Recovery Strategy came some time into the preparation of the modified Acle Neighbourhood Plan. However, Policy ACLE13: Biodiversity and Ecological Corridors which makes reference to the LNRS Habitat Maps and directs biodiversity enhancement and net gain to areas in the parish identified in the LNRS as Areas that Could Become of Particular Importance for Biodiversity (ACBs).

3. Modifying a made Neighbourhood Plan

- 3.1 The Neighbourhood Planning Act 2017 contains provisions to amend Section 38 of the Planning & Compensation Act 2004 in relation to modifying a made neighbourhood plan. As a result, the Neighbourhood Planning (General) & Development Management Procedure (Amendment) Regulations 2017, which came into force on 31 January 2018, amended the Neighbourhood Planning (General) Regulations (as amended) 2012 for this purpose.
- 3.2 Those amendments enable a qualifying body to propose modifications to a made neighbourhood plan that, if considered not to be so significant or substantial as to change the nature of the neighbourhood plan, requires only an independent examination and not another referendum. The 2017 Regulations amend Regulations 14 to 20 of the 2012 Regulations so that the process for preparing,

consulting on, submitting, publicising and examining such modifications matches that for neighbourhood plans in general.

- 3.3 However, Regulation 15 has been amended to require the qualifying body to publish a statement alongside the neighbourhood plan as proposed to be modified at the Submission stage thus:
“setting out whether or not the qualifying body considers that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion.”
- 3.4 Acle Parish Council published such a Statement to accompany the Regulation 14, Pre-Submission Version of the Modified Acle Neighbourhood Plan. Following the conclusion of the Pre-Submission Consultation the Statement has been updated to reflect the Submission Version of the Modified Acle Neighbourhood Plan, and this is to be submitted to Broadland District Council and the Broads Authority as a separate document to this Basic Conditions Statement.
- 3.5 The 2015 Acle Neighbourhood Plan contains 11 policies. The modified Acle Neighbourhood Plan proposes to introduce nine new policies and merges some other existing policies. The new policies relate largely to areas of national policy which have changed since the 2015 Acle Neighbourhood Plan was made. The new policies cover the following subject areas: new housing, new cemetery provision, floodrisk, light pollution and dark skies, green spaces, biodiversity, landscape and important views, climate change and heritage. There are also minor modifications proposed to some of the existing policies which have either been at the request of statutory consultees or as a consequence of a need to update or correct them. These amendments do not fundamentally alter the direction of those policies.
- 3.6 This Statement focuses on explaining how the modified and new policies meet the basic conditions.

4. Basic Conditions

4.1 Paragraph 8(2) of Schedule 4B in the Town and Country Planning Act 1990 (as amended by Schedule 10 of the Localism Act 2011 and paragraph 102 (1) of the Levelling Up and Regeneration Act 2023) sets out a series of requirements that Neighbourhood Plans must meet. These 'basic conditions' are set out below:

4.2 A draft Plan meets the basic conditions if –

- a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Plan (see below).
- b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order (applies in relation to a Listed Building only insofar as the order grants planning permission for development that affects the building or its setting (not applicable in respect of the Acle Neighbourhood Plan)).
- c) Having special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area it is appropriate to make the order (applies in relation to Conservation Areas only) insofar as the order grants planning permission for development in relation to buildings or land in the area (not applicable in respect of the Acle Neighbourhood Plan)
- d) The making of the Plan contributes to the achievement of sustainable development (see below)
- e) NEW: The making of the neighbourhood development plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made.

Note: The Levelling up and Regeneration Act 2023 introduces a replacement Basic Condition (enacted in March 2026) to replace the former Basic Condition that the Neighbourhood Plan should be in general conformity with the strategic policies contained in the development plan for the area.

- f) The making of the Plan does not breach and is otherwise compatible with EU obligations (see below).

g) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with, in connection with the proposal for the Plan (see below).

4.3 Where applicable each of these basic conditions is addressed below. For clarification it should be noted that b) and c) above are not applicable to the Acle Neighbourhood Plan and refer to Neighbourhood Orders only.

5. Compliance with Basic Condition a)

- 5.1 Table 1 below provides an appraisal of the extent to which the modified Acle Neighbourhood Plan has regard to national policy,
- 5.2 The modified Acle Neighbourhood Plan policies were drafted to be in conformity with the National Planning Policy Framework (NPPF) published in December 2024. The table below assesses the degree of regard that the modified Acle Neighbourhood Plan policies have had to NPPF 2024 (Column B).
- 5.3 Whilst the Basic Condition which requires conformity with the strategic policies for the area has been removed, it is still helpful to see the relationship between the modified Acle Neighbourhood Plan and those other adopted policies.
- 5.4 The adopted Development Plan for Acle comprises a number of documents. The Greater Norwich Local Plan (GNLP) was adopted in March 2024. Broadland Council has an adopted Development Management Development Policies Document (DMDPD 2015) and a Site Allocations Development Plan Document (SA DPD 2016). The Broadland District Council adopted policies are shown in Columns C, D and E.
- 5.5 Part of the Neighbourhood Area falls within the Broads Authority Executive Area, and the Broads Authority is the Local Planning Authority for this part of the parish. The Local Plan for the Broads was adopted in 2019. This Plan is being reviewed and was submitted for Examination in February 2026. It is anticipated that hearings will be held in September 2026. Therefore the Adopted Local Plan for the Broads has been used to assess conformity with the modified Acle Neighbourhood Plan policies. (see Table 2)
- 5.5 The appraisal shown in Table 1 below demonstrates that the modified Acle Neighbourhood Development Plan has had appropriate regard to, and is in general conformity with, both national and strategic policy.

Table 1: Assessment of policies in the modified Acle Neighbourhood Plan against national and Broadland 's local strategic policies

Column A Modified Acle Neighbourhood Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D Broadland Development Management Policies 2015 (DMDPD)	Column E Broadland Site Allocations Development Plan Document 2016 (SA DPD)
<p>Policy ACLE1: The Design of New Development.</p>	<p>This policy reflects NPPF Section 12 which indicates that the creation of high quality, sustainable buildings and places is fundamental to planning.</p> <p>Policy ACLE1 is supported by the Acle Design Guidance and Codes and is consistent with the emphasis in NPPF paragraphs 132 and 133. The policy seeks to ensure that all new development should reflect the parish's local distinctiveness and character and be physically integrated where possible.</p>	<p>This policy is consistent with GNLP Policy 2 – Sustainable Communities, which requires new development to create beautiful, well-designed places, which respect the character of the local area and seek to enhance it through appropriate design.</p>	<p>This policy is consistent with Policy GC4 of the DMDPD which seeks a high standard of design for all new development.</p>	<p>The SA DPD has a focus on site allocations and identifying settlement limits and does not therefore contain an equivalent or corresponding policy</p>

Column A Modified Acle Neighbourhood Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D Broadland Development Management Policies 2015 (DMDPD)	Column E Broadland Site Allocations Development Plan Document 2016 (SA DPD)
<p>Policy ACLE2: New Housing (NEW).</p>	<p>This policy is consistent with NPPF paragraph 30 which indicates that Neighbourhood Plans should not promote less development than that set out in the strategic policies for the area.</p> <p>In addition, the policy also includes criteria which new housing development would need to comply with which would allow for windfall development within the settlement boundary over and above the existing commitment. Furthermore the policy also allows for new development to take place outside of settlement boundaries subject to meeting additional criteria.</p>	<p>This policy is consistent with GNLP Policy 1 which sets out the settlement hierarchy and indicates that the Broadland Village Cluster Housing Allocations Plan will provide specific guidance for those settlements.</p> <p>Policy ACLE2 reflects Acle's position in the settlement hierarchy.</p>	<p>There is no corresponding policy in the DMDPD.</p>	<p>The SA DPD makes 4 allocations in Acle. Two for housing which are now implemented and two for mixed housing and employment uses.</p> <p>These are now superseded by the adopted GNLP</p>

Column A Modified Acle Neighbourhood Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D Broadland Development Management Policies 2015 (DMDPD)	Column E Broadland Site Allocations Development Plan Document 2016 (SA DPD)
continued.	The policy is also consistent with NPPF paragraph 75 which refers to windfall sites.	continued	continued	continued
Policy ACLE 3: Residential car parking.	This policy is consistent with NPPF paragraph 112 which sets out guidance for the setting of local parking standards for residential and non-residential development. Considerations should include the type, mix and use of the development, the accessibility of the development and the availability of public transport. Policy ACLE3 provides more localised detail on the provision of parking for visitors, as well as guidance on the design and location	This policy is consistent with GNLP Policy 2 Sustainable Communities which ensures safe, convenient and sustainable access for all, including by non-car modes, to on-site and local services and facilities including such as schools, health care, shops, recreation/ leisure/ community/faith facilities and libraries; encourage walking, cycling and public transport through the layout of development; and integrated parking to	This policy is consistent with DMDPD Policy TS4 – Parking Guidelines which seeks to ensure that adequate parking and manoeuvring space is provide in all new developments.	The SA DPD has a focus on site allocations and identifying settlement limits and does not therefore contain an equivalent or corresponding policy.

Column A Modified Acle Neighbourhood Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D Broadland Development Management Policies 2015 (DMDPD)	Column E Broadland Site Allocations Development Plan Document 2016 (SA DPD)
continued	of communal parking areas and the design of new roads.	avoid it dominating the streetscape or being a hazard.	continued	continued
Policy ACLE4: Village Centre.	This policy is consistent with NPPF paragraph 90 which encourages planning policies to define the extent of shopping centres and make clear the range of uses to be permitted within them. Policy ACLE4 encourages a mix of retail, service sector, business, hospitality, tourist, cultural and residential uses.	This policy is consistent with GNLP Policy 2 on Sustainable Communities which ensure safe and convenient access for all, to on-site and local services and facilities such as schools, health care, shops, recreation/leisure/community/faith facilities and libraries; encourage walking, cycling and public transport through the layout of development.	This policy is consistent with DMDPD Policy R1 District, Commercial and Local Centres which encourages a range of uses in centres which increases their attractiveness and vitality.	The SA DPD has a focus on site allocations and identifying settlement limits and does not therefore contain an equivalent or corresponding policy
Policy ACLE5: Mixed uses,	This policy is consistent with paragraph 125 c) of the	This policy is a locally distinctive policy relating	There is no equivalent or	The SA DPD has a focus on site

Column A Modified Acle Neighbourhood Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D Broadland Development Management Policies 2015 (DMDPD)	Column E Broadland Site Allocations Development Plan Document 2016 (SA DPD)
Underused and Vacant Land.	<p>NPPF which gives substantial weight to the value of using suitable brown field land within settlements for a range of uses.</p> <p>Policy ACLE5 gives encouragement to mixed use developments in the village centre which use vacant or underused land.</p>	to Acle Village Centre and there is no equivalent or corresponding policy in the Adopted GNLP.	corresponding policy in the Adopted DMDPD.	allocations and identifying settlement limits and does not therefore contain an equivalent or corresponding policy
Policy ACLE6: Acle Bridge Improvements.	This is a site specific locally distinctive policy and there is no equivalent or corresponding policy in the NPPF.	This is a site specific locally distinctive policy and there is no equivalent or corresponding policy in the GNLP.	This is a site specific locally distinctive policy and there is no equivalent or corresponding policy in the DMDPD.	The SA DPD has a focus on site allocations and identifying settlement limits and does not therefore contain an equivalent or corresponding policy.

Column A Modified Acle Neighbourhood Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D Broadland Development Management Policies 2015 (DMDPD)	Column E Broadland Site Allocations Development Plan Document 2016 (SA DPD)
<p>Policy ACLE7: Education and Health Provision.</p>	<p>This policy is consistent with paragraph 20c of the NPPF which refers to the importance of making sufficient provision for community facilities such as education and health. This policy is consistent with the criteria set out in paragraph 98 which requires planning policies to plan to provide the social, recreational and cultural facilities and services that the community needs. In addition, planning policies should aim to “guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.”</p>	<p>There is no specific GNLP policy that refers to the protection of existing community facilities. Policy 4 of the GNLP – Strategic Infrastructure, emphasises the need to support the timely delivery of infrastructure to support growth and Policy 2 Sustainable Communities promotes an inclusive, resilient and safe community through the provision of facilities and services commensurate with the scale and type of the development; and the design and layout of development.</p>	<p>This policy is consistent with Policies CSU1 and CSU2 of the DM DPD which relate to additional community facilities and the protection of existing community facilities.</p> <p>Policy ACLE7 provides a specific local focus on education and health issues.</p>	<p>The SA DPD has a focus on site allocations and identifying settlement limits and does not therefore contain an equivalent or corresponding policy.</p>

Column A Modified Acle Neighbourhood Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D Broadland Development Management Policies 2015 (DMDPD)	Column E Broadland Site Allocations Development Plan Document 2016 (SA DPD)
continued	Policy ACLE7 provides a specific local focus on education and health issues.	continued	continued	continued
Policy ACLE8: New cemetery provision (NEW).	This is a site specific locally distinctive policy and there is no equivalent or corresponding policy in the NPPF.	This is a site specific locally distinctive policy and there is no equivalent or corresponding policy in the GNLP.	This is a site specific locally distinctive policy and there is no equivalent or corresponding policy in the DMDPD.	This is a site specific locally distinctive policy and there is no equivalent or corresponding policy in the SA DPD.
Policy ACLE9: Improving Health, Accessibility and Connectivity.	This policy is consistent with paragraph 96(c) of the NPPF which encourages walking and cycling and paragraph 108(c) which promotes walking and cycling as a preferred transport option. Policy ACLE9 encourages the creation of new connections for pedestrians	This policy is consistent with GNLP Policy 2 Sustainable Communities which ensures safe, and convenient and sustainable access for all, including by non-car modes, to on-site and local services and facilities including such as schools, health care, shops,	There is no equivalent or corresponding policy in the Adopted DMDPD.	The SA DPD has a focus on site allocations and identifying settlement limits and does not therefore contain an equivalent or

Column A Modified Acle Neighbourhood Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D Broadland Development Management Policies 2015 (DMDPD)	Column E Broadland Site Allocations Development Plan Document 2016 (SA DPD)
continued	and cyclists and seeks to create better connections both within the settlement, to existing facilities and also out in the countryside.	recreation/ leisure/community/faith facilities and libraries; encourages walking, cycling and public transport through the layout of development; and integrates parking to avoid it dominating the streetscape or being a hazard.	continued	corresponding policy.
Policy ACLE10: Floodrisk (NEW).	This policy reflects NPPF paragraph 170 which encourages development to be directed away from areas of flood risk and should not increase flood risk elsewhere. Policy ACLE 10 contains specific support for the inclusion of Sustainable	This policy is consistent with GNLP Policy 2 – Sustainable Communities, which seeks to avoid locating inappropriate development in areas at risk of flooding by applying the sequential and exceptions tests and ensuring that flood risk is not increased elsewhere.	This policy is consistent with DMDPD Policy CSU5 which encourages the use of measures to reduce surface water run-off and maximising the use of permeable materials.	The SA DPD has a focus on site allocations and identifying settlement limits and does not therefore contain an equivalent or

Column A Modified Acle Neighbourhood Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D Broadland Development Management Policies 2015 (DMDPD)	Column E Broadland Site Allocations Development Plan Document 2016 (SA DPD)
continued	Drainage Systems (SuDS) within new developments to protect against flooding and pollution and also to provide biodiversity benefits.	Sustainable drainage systems should be incorporated unless there is clear evidence that this would be inappropriate.	continued	corresponding policy.
Policy ACLE11: Light Pollution and Dark Skies (NEW).	This policy is consistent with NPPF paragraph 191 (c) which refers to the desire to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation. Policy ACLE11 seeks to limit the impact of lighting from new development on dark skies.	There is no equivalent or corresponding policy relating to light pollution of dark skies in the GNLP.	This policy is consistent with DMDPD paragraph 3.17 which indicates that decisions and policies should limit the impacts of light pollution from artificial light.	The SA DPD has a focus on site allocations and identifying settlement limits and does not therefore contain an equivalent or corresponding policy.
Policy ACLE12: New and Existing Green Spaces (NEW)	This policy reflects NPPF paragraphs 107-109 which advocates "The designation of land as Local Green	There is no specific GNLP policy that refers to local green spaces.	This policy is consistent with paragraph 3.13 which refers to the	The SA DPD has a focus on site allocations and identifying

Column A Modified Acle Neighbourhood Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D Broadland Development Management Policies 2015 (DMDPD)	Column E Broadland Site Allocations Development Plan Document 2016 (SA DPD)
continued	<p>Space (LGS) through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them".</p> <p>Policy ACLE12 identifies 23 spaces proposed for protection and identification as LGS.</p>	continued	importance of protecting Local Green Spaces which are consistent with criteria in the NPPF.	settlement limits and does not therefore contain an equivalent or corresponding policy.
Policy ACLE13: Biodiversity and Ecological Corridors (NEW).	This policy is consistent with paragraph 187 (d) of the NPPF which requires planning policies to minimise impacts on and provide net gains for biodiversity. In addition, paragraph 192 (b) of the NPPF refers to the pursuit of opportunities for measurable biodiversity net gains.	This policy is broadly consistent with Policy 2 Sustainable Communities which seeks to create and contribute to multi-functional green infrastructure links, whether provided on-site or off-site, including through landscaping, street trees and other tree planting, to make best use of site	This policy is consistent with Policy EN2 of the DMDPD which expects development proposals to protect and enhance biodiversity and support the delivery of a network of	The SA DPD has a focus on site allocations and identifying settlement limits and does not therefore contain an equivalent or corresponding policy.

Column A Modified Acle Neighbourhood Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D Broadland Development Management Policies 2015 (DMDPD)	Column E Broadland Site Allocations Development Plan Document 2016 (SA DPD)
<p>continued</p>	<p>Policy ACLE13 identifies the important natural features of the parish and provides support for biodiversity net gain in new developments and identifies areas for potential enhancement.</p>	<p>characteristics and integrate into the surroundings, having regard to relevant local green infrastructure strategies and delivery plans.</p> <p>This policy is consistent with GNLP Policy 3 – Environmental Protection and Enhancement which requires development proposals to enhance the natural environment whilst avoiding harm to designated and non-designated assets of the natural environment. In addition, development will deliver net biodiversity gain through the provision of on-site or off-site natural</p>	<p>green infrastructure.</p>	<p>continued</p>

Column A Modified Acle Neighbourhood Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D Broadland Development Management Policies 2015 (DMDPD)	Column E Broadland Site Allocations Development Plan Document 2016 (SA DPD)
continued	continued	features, creating new or enhancing existing green infrastructure networks that have regard to and help to achieve the local green infrastructure strategies. It should be demonstrated that the net gain to biodiversity is a significant enhancement (at least a 10% gain) compared to the existing situation.	continued	continued
Policy ACLE14: Landscape and Important Public Views (NEW).	This policy reflects NPPF paragraph 187 (b) which recognises the intrinsic character and beauty of the countryside. The policy identifies nine important views that it is considered should be protected from	This policy is consistent with GNLP Policy 3 – Environmental Protection and Enhancement, which requires 'development proposals to enhance the natural environment whilst avoiding harm to designated and non-	This policy is consistent with DMDPD Policy EN2 which refers to visually sensitive skylines, valley sides and important views.	The SA DPD has a focus on site allocations and identifying settlement limits and does not therefore contain an equivalent or

Column A Modified Acle Neighbourhood Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D Broadland Development Management Policies 2015 (DMDPD)	Column E Broadland Site Allocations Development Plan Document 2016 (SA DPD)
continued	development that would have an adverse impact upon the identified view. Justification for the identified views is included in the supporting text to the policy.	designated assets of the natural environment. Policy ACLE14 identifies nine important views that it is considered should be protected from development that would have an adverse impact upon the identified view.	continued	corresponding policy.
Policy ACLE15: Responding to Climate Change (NEW).	This policy reflects NPPF paragraph 167 which gives significant weight to the need to support energy efficiency and low carbon improvements. Policy ACLE15 requires that proposals for new developments in Acle should (in proportion to their scale and nature) seek to reduce greenhouse gas emissions	This policy is consistent with GNLP Policy 2 – Sustainable Communities, which seeks to ensure a high level of water efficiency, protect water quality and ensure a low level of energy consumption. To achieve this development proposals should take account of landform, layout, building	There is no specific policy on climate change in the DMDPD. There are individual policies relating to Floodrisk and surface water drainage (CSU5), and Renewable Energy (GC5) , which are consistent with	The SA DPD has a focus on site allocations and identifying settlement limits and does not therefore contain an equivalent or corresponding policy.

Column A Modified Acle Neighbourhood Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D Broadland Development Management Policies 2015 (DMDPD)	Column E Broadland Site Allocations Development Plan Document 2016 (SA DPD)
continued	<p>from all development types, promote renewable and low-carbon energy infrastructure and enhance climate resilience through sustainable design and nature-based solutions.</p> <p>It also contains specific guidance in respect of the creation of Fire Breaks between developments.</p>	orientation, massing and landscaping to minimise energy consumption and the risk of overheating.	Policy ACLE15 and ACLE10.	continued
Policy ACLE16: Heritage (NEW).	<p>This policy reflects NPPF paragraph 212 which outlines the approach to considering potential impacts of development on designated heritage assets such as Conservation Areas .</p> <p>Policy ACLE16 adds local distinctiveness to this issue through providing guidance</p>	This policy is consistent with GNLP Policy 3 - Environmental Protection and Enhancement which requires development proposals to enhance the built and historic environment including avoiding harm to designated and non-designated heritage	There is no corresponding policy in the DMDPD.	The SA DPD has a focus on site allocations and identifying settlement limits and does not therefore contain an equivalent or

Column A Modified Acle Neighbourhood Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D Broadland Development Management Policies 2015 (DMDPD)	Column E Broadland Site Allocations Development Plan Document 2016 (SA DPD)
continued	to proposals within the Halvergate Marshes Conservation Area.	assets, including their setting, having regard to their level of significance.	continued	corresponding policy.

Table B – Adopted Local Plan for the Broads

Modified Acle Neighbourhood Plan Policy	Adopted Local Plan for the Broads 2019 (BLP)
Policy ACLE1: The Design of New Development.	This policy is consistent with BLP Policy DM43 Design which expects all new development to be of a high design quality. Development should integrate effectively with its surroundings, reinforce local distinctiveness and landscape character and preserve or enhance cultural heritage. Innovative designs will be encouraged where appropriate. Policy ACLE1 is from a similar perspective and is supported by the Acle Design Guidance and Codes.
Policy ACLE2: New Housing (NEW).	This policy is consistent with BLP Policy SP15: Residential development which seeks to direct areas of new housing to specific sites, none of which are within Acle Parish. Policy ACLE2 does not make any site-specific allocations in the Neighbourhood Plan. The policy is also consistent the BLP Policy DM41 which supports specialist housing where a need is identified.
Policy ACLE 3: Residential Car Parking.	There is no corresponding or equivalent policy in the BLP.
Policy ACLE4: Village Centre.	This area of Acle lies outside of the Broads.
Policy ACLE5: Mixed uses, Underused and Vacant Land.	There is no corresponding or equivalent policy in the BLP.
Policy ACLE6: Acle Bridge Improvements.	This policy is consistent with BLP Policy SSPUBs Pub Network which refers to the Bridge Inn at Acle Bridge. The BLP policy seeks to retain pubs in their public house use as key parts of a network of community, visitor, and boating facilities, as well as for their

Modified Acle Neighbourhood Plan Policy	Adopted Local Plan for the Broads 2019 (BLP)
continued	individual contribution to such facilities. Policy ACLE6 seeks to safeguard the area for high-quality leisure and tourism uses, including food and drink premises.
Policy ACLE7: Education and Health Provision.	There is no equivalent or corresponding policy in the BLP.
Policy ACLE8: New Cemetery Provision (NEW)	This policy is consistent with BLP Policy ACL1 which makes provision for a cemetery extension. Policy ACLE8 of the Neighbourhood Plan provides a criteria-based policy to identify future cemetery provision .
Policy ACLE9: Improving Health, Accessibility and Connectivity.	This policy is consistent with BLP Policy SP9 Recreational access around the Broads which encourages access to the Broads by sustainable transport modes. Policy ACLE9 seeks to improve walking and cycling connections both within the built-up area and also out into the countryside .
Policy ACLE10: Floodrisk (NEW).	This policy is consistent with BLP Policy DM2 Water Quality and Foul Drainage which only allows for development where it can be demonstrated that it will not have an adverse impact on waterbodies, including surface and ground water, in terms of quality and quantity. Policy ACLE10 considers flooding in all forms and promotes the use of Sustainable Drainage Schemes.
Policy ACLE11: Light Pollution and Dark Skies (NEW) .	This policy is consistent with BLP Policy DM22 Light Pollution and Dark Skies which seeks to control light spillage and eliminate all unnecessary forms of artificial outdoor lighting. Policy ACLE11 applies throughout the parish not just within the Broads Area and seeks to control new lighting.
Policy ACLE12: New and Existing Green Spaces. (NEW)	Policy SSLGS of the BLP identifies a number of local green spaces however none of these are within Acle parish.

Modified Acle Neighbourhood Plan Policy	Adopted Local Plan for the Broads 2019 (BLP)
Policy ACLE13: Biodiversity and Ecological Corridors (NEW).	This policy is consistent with BLP Policy SP6 Biodiversity which seeks to protect the value, and integrity of designated sites and promotes the achievement of biodiversity net gain. Policy ACLE13 identifies the specific areas for biodiversity enhancement within the Acle Neighbourhood Area in accordance with the Local Nature Recovery Strategy.
Policy ACLE14: Landscape and Important Public Views (NEW)	This policy is consistent with BLP Policy DM16 Development and Landscape which seeks to protect the key landscape characteristics of the Broads. Policy ACLE14 seeks to protect important landscape character and identifies a number of important public views within the Neighbourhood Area.
Policy ACLE15: Responding to Climate Change (NEW)	This policy is consistent with BLP Policy SP3 Climate Change which welcomes positive action from development which enables a move to a low carbon economy and society and helps biodiversity to adapt to climate change. Policy ACLE15 supports small scale solar development and energy efficiency measures in development as well as identifying the need for 'fire breaks' between developments.
Policy ACLE16: Heritage (NEW)	This policy is consistent with BLP Policy SP5 Historic Environment which reinforces that the historic environment of the Broads will be protected and enhanced. Key buildings, structures and features which contribute to the Broads' character and distinctiveness will be protected from inappropriate development or change. Policy ACLE16 protects the Non-Designated Heritage Asset identified within the Broads part of Acle parish and provides guidance on development within the Halvergate Marshes Conservation Area.

6. Compliance with Basic Condition d)

- 6.1 The NPPF 2024 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.¹ The appraisal of the modified Acle Neighbourhood Plan policies against NPPF policies presented above demonstrates how policies in the Neighbourhood Plan comply with the NPPF and therefore deliver sustainable development.
- 6.2. The NPPF states that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives.

Economic, social, and environmental objectives

- 6.3 These objectives give rise to the need for the planning system to perform a number of roles as defined by the NPPF and set out below.
- 6.4 The objectives and policies contained within the modified Acle Neighbourhood Plan contribute towards each of these three objectives and cumulatively contribute to the achievement of sustainable development. How they achieve this is summarised below, Unsurprisingly, there is a degree of cross-over between policies and many contribute to more than one of the sustainable development objectives e.g., **ACLE1: The Design of New Development** which contributes to both social and environmental objectives.
- 6.5 The modified Acle Neighbourhood Plan has been formulated with Sustainable Development at its heart and looks forward with an eye on the legacy created for future generations. The vision itself refers to the importance of new development being sustainable and well-designed.

Updated Vision

As the "Gateway to the Broads", Acle will continue to flourish as a key service centre, whilst maintaining its rural village identity. Development will be sustainable, well designed, create healthy and safe places, environmentally conscious and community focused. Acle will be a prosperous place for all generations to live, work and visit.

¹ Resolution 42/187 of the United Nations General Assembly

6.6 The modified Acle Neighbourhood Plan contains a set of five objectives which are identified in order to deliver the vision. These have been amended from the original objectives in the 2015 Acle Neighbourhood Plan. The objectives cover the following themes: Housing and Development, Business and Employment, Community and Leisure, Movement and Transport and Natural Environment and are as follows:

- **Objective 1: Housing and Development**
To support development which meets the needs of the community, promotes community safety, cohesion and well-being, through the environmentally positive design of buildings and spaces and is sympathetic to the character of Acle.
- **Objective 2: Business and Employment**
To enhance the attractiveness, vitality and viability of Acle for employment, retail, tourism and commercial uses.
- **Objective 3: Community and Leisure**
To ensure that Acle has sufficient and appropriate social, health, leisure, tourism and educational facilities to support the local area.
- **Objective 4: Movement and Transport**
To encourage safe, convenient and accessible pedestrian, cycle and vehicular access within Acle and beyond.
- **Objective 5: Natural Environment**
To protect and enhance the natural environment of Acle.

6.7 The objectives each support development whilst recognising the importance of safeguarding and enhancing the special qualities that contribute to the specific character of Acle. These objectives when taken together cover the same extent as the sustainability objectives of the planning system as outlined in the NPPF.

6.8 The following table helps to further demonstrate the modified Acle Neighbourhood Plan's comprehensive contribution to sustainable development.

NPPF Sustainable Development	Contribution through modified Acle Neighbourhood Plan Policies
<p>NPPF 2024</p> <p>An economic objective: to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places, and at the right</p>	<p>Objective 2: Business and Employment. To enhance the attractiveness, vitality and viability of Acle for employment, retail, tourism and commercial uses.</p> <p>Policy ACLE4: Village Centre. Merger of former Policy 2 and Policy 8 to create new policy; covers both uses and public realm. Wording updated.</p>

<p>time to support growth, innovation, and improved productivity; and by identifying and co-ordinating the provision of infrastructure.</p>	<p>Policy ACLE5: Mixed uses, underused and vacant land. New policy covering potential redevelopment sites within the built-up area with elements of former Policy 9.</p>
<p>NPPF 2024</p> <p>A social objective: to support strong, vibrant, and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</p>	<p>Objective 1: Housing and Development. To support development which meets the needs of the community, promotes community safety, cohesion and well-being, through the environmentally positive design of buildings and spaces and is sympathetic to the character of Acle.</p> <p>Policy ACLE1: The Design of New Development. Includes much of former Policy 10 and acts as principal design policy for the Neighbourhood Plan</p> <p>Policy ACLE2: New housing. New Policy covering scale, type, tenure and location of new housing.</p> <p>Policy ACLE3: Residential Car parking. Provides guidance on the design and layout of new parking.</p> <p>Objective 2: Business and Employment. To enhance the attractiveness, vitality and viability of Acle for employment, retail, tourism and commercial uses.</p> <p>Policy ACLE4: Village Centre. Policy covering uses and visual environment of the village centre .</p> <p>Policy ACLE5: Mixed uses, underused and vacant land. New policy covering potential redevelopment sites within the built-up area.</p> <p>Objective 3: Community and Leisure. To ensure that Acle has sufficient and appropriate social, health, leisure, tourism and educational facilities to support the local area.</p> <p>Policy ACLE6: Acle Bridge Improvements. Policy safeguarding the vitality and diversity of use of the area.</p>

	<p>Policy ACLE7: Education and Health Provision. Provides support for new and improved education and health provision.</p> <p>Policy ACLE8 New Cemetery Provision. Provides support for a new cemetery and guidance on criteria for a suitable site.</p> <p>Objective 4: Movement and Transport. To encourage safe, convenient and accessible pedestrian, cycle and vehicular access within Acle and beyond.</p> <p>Policy ACLE9: Improving health, accessibility and connectivity. Supports improved walking and cycling routes in the parish and into the wider countryside.</p>
<p>NPPF 2024</p> <p>An environmental role: to protect and enhance our natural, built, and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p>	<p>Objective 5: Natural Environment. To protect and enhance the natural environment of Acle.</p> <p>Policy ACLE10: Flood risk. Promotes sustainable urban drainage systems and seeks to direct development away from areas at risk of flooding from all sources.</p> <p>Policy ACLE11: Light Pollution and Dark Skies: Protects the existing dark skies of the parish and provides guidance on lighting schemes.</p> <p>Policy ACLE12: New and Existing Green Spaces: Identifies a number of Local Green Spaces and sets out the priorities for new green spaces.</p> <p>Policy ACLE13: Biodiversity and Ecological Corridors: Identifies the important ecological corridors in the parish which are to be protected and enhanced.</p> <p>Policy ACLE14: Landscape and Important Public Views: Identifies a number of important public views in the parish which new development must take account of.</p> <p>Policy ACLE15: Responding to Climate Change: Promotes climate change adaptation and mitigation.</p>

continued

Policy ACLE16. Heritage: Heritage protection policy.

7. Compliance with Basic Condition e)

- 7.1 In March 2026, a new Basic Condition e) was introduced which replaced the former e) which required a Neighbourhood Plan to demonstrate that it was in general conformity with strategic local policy and did not have the effect of preventing development from taking place which is proposed in the development plan.
- 7.2 The new Basic Condition which was introduced under the auspices of the Levelling Up and Regeneration Act 2023, requires Neighbourhood Plans to demonstrate the following:
- e) The making of the neighbourhood development plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made.*
- 7.3 In relation to the modified Acle Neighbourhood Plan, there is one specific housing allocation made in the adopted GNLP which is Site B.AC.1: Land west of Acle, north of Norwich Road, south of South Walsham Road (340 dwellings). The policies of the modified Acle Neighbourhood Plan do not prevent this allocation from coming forward nor do they place any undue restrictions on it. The policies of the modified Acle Neighbourhood Plan seek to facilitate the sustainable development through good design, layout and connections to the village centre and other facilities. The modified Acle Neighbourhood Plan also acknowledges. In Policy ACLE2 that development will come forward during the plan period through infill and windfall development and on underused or vacant land within the adopted settlement limit.
- 7.4 The modified Acle Neighbourhood Plan is therefore considered to satisfy this basic condition.

8. Compliance with Basic Condition f)

- 8.1 The statement below demonstrates how the modified Acle Neighbourhood Plan is compliant with Basic Condition f) specifically that it does not breach and is compatible with EU obligations.
- 8.2 As outlined above, this is the Basic Conditions Statement which accompanies the Submission Version of the modified Acle Neighbourhood Plan.
- 8.3 Broadland District Council and The Broads Authority recommend that the Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) Screening processes be undertaken prior to Pre-Submission stage. The SEA Screening Report was produced by consultants working on behalf of the Parish Council and the HRA Screening Assessment was carried out by Broadland District Council, with the Broads Authority. Both Screening Reports were carried out on the on the Pre-Submission Version of the modified Acle Neighbourhood Plan in October/November 2025.
- 8.4 The SEA Screening Report concludes that the modified Acle Neighbourhood Plan is not likely to have significant environmental effects, and full SEA is not required. There are no site allocations within the Neighbourhood Plan.
- 8.5 The three statutory consultation bodies, Historic England, Natural England and the Environment Agency were consulted over a 5-week consultation period regarding the screening outcomes of this report in October 2025 in accordance with Regulation 9(2) of the Environmental Assessment of Plans and Programmes Regulations 2004.
- 8.6 Responses were received from Natural England, Historic England and the Environment Agency. All were in agreement that a full SEA is not required. The responses can be seen in Appendix A of the updated Screening Report which accompanies the submission of the Plan.
- 8.7 Based on the assessment undertaken in the SEA Screening Report 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 modified Acle Neighbourhood Plan, and therefore that a Strategic Environmental Assessment is not required. The Determination Statement from Broadland District Council and The Broads Authority can be seen in Appendix B of the Screening Report dated December 2025.

Human Rights

8.8 In addition, the Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. The accompanying Consultation Statement sets out the process followed in terms of community involvement. It should be noted that the community consultation undertaken by the Neighbourhood Plan Steering Group on behalf of the Parish Council as Qualifying Body far exceeds the statutory requirements as laid out in the regulations and therefore meets this Basic Condition.

9. Compliance with Basic Condition g)

- 9.1 An additional basic condition is prescribed under Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 as follows:

“The making of the Neighbourhood Development Plan is not likely to have any significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2010 (2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c) Regulations 2007 (3)), (either alone or in combination with other plans and projects)”.

- 9.2 A list of European sites within, near or partially within the Greater Norwich area is set out in the HRA that was produced to support the submission of the Greater Norwich Local Plan, and which was approved by Natural England. Of this list, one particular site (which has three designations) has been identified within the Acle Neighbourhood Area. This is the wetland complex known as the Broads, which has the following designations:

- Broadland Special Protection Area
- Broadland Ramsar
- The Broads Special Area of Conservation.

- 9.3 The HRA screening report produced by Broadland District Council with the Broads Authority, in November 2025, considered whether the Modified Acle Neighbourhood Plan policies could have likely significant effects either alone or in combination. The modified Acle Neighbourhood Plan does not make any site -specific allocations for housing and the HRA Screening Report concluded that:

“The Screening Assessment suggests there will be no likely significant effects of the proposed Acle Neighbourhood Plan Review on European designated sites, and therefore that a full Appropriate Assessment is not required. None of the proposed policies within the draft Neighbourhood Plan Review allocates any sites for future development in the parish. The majority of the policies are development management policies that seek to shape and influence future proposals. Those policies that do relate to specific sites are those that seek to protect or enhance key environmental, heritage, recreation or other amenity features. The Acle neighbourhood area contains three overlapping European designations. These relate to the Broads wetland complex, which extends into Acle and which accounts for more than a third of the parish, by area. Any Neighbourhood Plan should take full account of potential impacts on these designations, and the draft policies appear to demonstrate no adverse effects.”

- 9.4 Natural England were invited to comment on the HRA Screening Report and in their response dated 5th December 2025, indicated that the organisation agrees there is not likely to be any significant effect from the proposed policies within the modified Acle Neighbourhood Plan on European designated sites
- 9.5 The Screening Report was updated as a consequence of the response from Natural England which is an appendix to the report.
- 9.6 In light of the HRA Screening Report and taking into account the response from Natural England the modified Acle Neighbourhood Plan is 'screened out' by Broadland District Council and the Broads Authority from further assessment under the Habitats Regulations 2017 and an Appropriate Assessment is not required.
- 9.7 Acle Parish Council therefore considers that the Neighbourhood Plan meets the additional prescribed basic condition.