

## Modified Acle Neighbourhood Plan

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### Statement to accompany Submission Version, May 2026

- 1.1 This statement has been prepared to comply with *Regulation 14 (v) of the Neighbourhood Planning (General) Regulations 2012* which relates to the modification or review of Neighbourhood Plans as follows:

*Before submitting a plan proposal or a modification proposal to the local planning authority, a qualifying body must—*

*(v) in relation to a modification proposal, a statement setting out whether or not the qualifying body consider 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.*

- 1.2 In February 2015, the Acle Neighbourhood Plan was adopted. Its purpose was to guide future development in the area between 2013 and 2026. A lot has changed since 2015.
- 1.3 The modified Acle Neighbourhood Plan aims to modify and review the 2015 Acle Neighbourhood Plan, bringing it up to date to address changes in legislation and changes in circumstances. It looks ahead to 2044. Just like its predecessor, this submission version of the modified Acle Neighbourhood Plan, has been developed under the Localism Act (2011) and the Neighbourhood Planning (General) Regulation (2012), as amended. The modified Acle Neighbourhood Plan complements existing local, national and strategic planning policy, providing valuable detail that has come directly from residents of Acle. It is written to shape development for the period from 2024 to 2044. It covers the same Neighbourhood Area.
- 1.4 Commissioned and part funded by Acle Parish Council, the modified Acle Neighbourhood Plan has been developed by a Steering Group consisting of Parish Councillors. The policies in the Plan reflect the views of local people, gathered through consultation.
- 1.5 The driver for the Neighbourhood Plan review was the need to keep the Plan up to date and relevant in order to best manage the development due to take place in the Parish. The review has focused on managing the implementation of new development in the best interests of existing and future residents of Acle.

- 1.6 The modified Acle Neighbourhood Plan has been supported by up-to-date evidence including a Data Profile, a Housing Needs Assessment and a Design Code and Guidance documents.
- 1.7 All existing policies have been reviewed; however, not all were considered to be in need of amendment. Furthermore, where gaps in policy have been identified new policy has been prepared to address these issues and they relate mainly to the natural and historic environment.
- 1.8 However, the main thrust and direction of the modified Neighbourhood Plan is consistent with that of the 2015 Acle Neighbourhood Plan - the strategic direction and need to manage new development in a proactive way still remains the overriding objective.
- 1.9 The vision and objectives of the modified Acle Neighbourhood Plan remain broadly the same as those from the 2015 Neighbourhood Plan, with minor amendments to bring them up to date, which are underpinned by robust evidence from the Data Profile, the Housing Needs Assessment and the Design Code and Guidance documents.
- 1.10 Existing policies have been amended in a number of cases, although these are relatively minor, and the policy direction and overall strategy of the Neighbourhood Plan remains unchanged.
- 1.11 Like its predecessor, the modified Acle Neighbourhood Plan does not make any site-specific allocations.
- 1.12 ***For these reasons Acle Parish Council, as the qualifying body under the Neighbourhood Plan Regulations, does not believe that the modifications to existing policies nor the introduction of new policies are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify.***
- 1.13 By way of further evidence and for ease of reference the following tables show the relationship between the policies in the 2015 Acle Neighbourhood Plan and those in the submission version of the Modified Acle Neighbourhood Plan, as well as more detail on the proposed new policies.

Policies in the 2015 adopted Acle Neighbourhood Plan	Commentary
<b>Policy 1: Acle Bridge Area Improvements</b>	Now Policy ACLE6
<b>Policy 2: Village Centre Public Realm Improvements</b>	Merged with Policy 8 to create comprehensive village centre policy – now Policy ACLE4.
<b>Policy 3: Acle Academy</b>	Merged with former Policy 4 to create single education-based policy with updated wording. Now Policy ACLE7
<b>Policy 4: Pre-school Provision</b>	Merged with former Policy 3 to create single education based policy with updated wording. Now Policy ACLE7
<b>Policy 5: Improving links to the countryside and surrounding villages</b>	Incorporated into a new wider connections and accessibility policy. Now Policy ACLE8
<b>Policy 6: Improving access to the Wherry Line</b>	Deleted
<b>Policy 7: Reducing the severance effect of the A104</b>	Deleted
<b>Policy 8: Village Centre Development</b>	Merged with Policy 2 to create a comprehensive village centre policy – now Policy ACLE4.
<b>Policy 9: Business Space</b>	Essence incorporated within ACLE5 for a more comprehensive business employment and redevelopment approach
<b>Policy 10: Future Housing Integration</b>	Now Policy ACLE1 and broadened to become the principal design policy.
<b>Policy 11: Residential Car Parking</b>	Now Policy ACLE3 and broadened to include all forms of parking

### Policies in the modified Acle Neighbourhood Plan

Modified and new policies in the Modified Acle Neighbourhood Plan
<b>ACLE1: The Design of New Development</b> Includes much of former Policy 10 and acts as principal design policy for the Neighbourhood Plan
<b>NEW ACLE2: New Housing</b> New Policy covering scale, type, tenure and location of new housing.
<b>ACLE3: Residential Car parking</b> Includes former Policy 11 as a wider parking policy.
<b>ACLE4: Village Centre</b> Merger of former Policy 2 and Policy 8 to create new policy; covers both uses and public realm. Wording updated.
<b>ACLE5: Mixed Use, Underused and Vacant Land</b> New policy covering potential redevelopment sites within the built-up area with elements of former Policy 9.
<b>ACLE6: Acle Bridge Improvements</b> Formerly Policy 1. Largely unchanged.
<b>ACLE7: Education and Health provision</b>

**Modified and new policies in the Modified Acle Neighbourhood Plan**

Merger of Policy 3 and Policy 4 to create single education based policy with updated wording.

**NEW ACLE8 New Cemetery Provision**

**ACLE9: Improving Health, Accessibility and Connectivity**

Incorporated former Policy 5 into new policy as a wider connections and accessibility policy.

**NEW ACLE10: Flood Risk.** Promotes sustainable urban drainage systems and seeks to direct development away from areas at risk of flooding from all sources.

**NEW ACLE11: Light Pollution and Dark Skies.** Protects the existing dark skies of the parish and provides guidance on lighting schemes.

**NEW ACLE12: New and Existing Green Spaces.** Identifies a number of Local Green Spaces and sets out the priorities for new green spaces.

**NEW ACLE13: Biodiversity and Ecological Corridors.** Identifies the important ecological corridors in the parish which are to be protected and enhanced.

**NEW ACLE14: Landscape and Important Public Views.** Identifies a number of important public views in the parish which new development must take account of.

**NEW ACLE15: Responding to Climate Change.** Promotes climate change adaptation and mitigation.

**NEW ACLE16: Heritage.** Heritage protection policy.