

# **Acle Neighbourhood Plan**

Basic Conditions Statement

2014

## **Legal requirements**

The draft Acle Neighbourhood Plan is being submitted by a qualifying body (Acle Parish Council).

The draft Acle Neighbourhood 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 draft Acle Neighbourhood Plan states the period for which it is to have effect (to 2026).

The draft Acle Neighbourhood Plan policies do not relate to excluded development.

The draft Acle Neighbourhood 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.

The draft Acle Neighbourhood Plan relates to Acle Parish Council's Neighbourhood Area and to no other area. There are no other neighbourhood plans relating to that neighbourhood area.

## **Basic conditions**

Schedule 10 paragraph 8 (2) of the Localism Act sets out a series of requirements that Neighbourhood Plans must meet. These 'basic conditions' are set out below:

(2) A draft order 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 order (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 in so far as the order grants planning permission for development that affects the building or its setting (not applicable))
- (c) Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order (applies in relation to a conservation area only in so far as the order grants planning permission for development in relation to buildings or land in the area (not applicable))
- (d) The making of the order contributes to the achievement of sustainable development (see below)
- (e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area (see below))
- (f) The making of the order does not breach and is otherwise compatible with EU obligations (see below), and
- (g) Prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

Where applicable each of these basic conditions is addressed below.

**(a) Having regard to national policy and (e) be in general conformity with strategic local policy**

The table below provides an appraisal of the extent to which the draft Acle Neighbourhood Plan has regard to national policy and is in general conformity with strategic local policy. It appraises the draft Neighbourhood Plan policies against policies contained within the National Planning Policy Framework (column A), the Joint Core Strategy for Broadland, South Norfolk and Norwich (referred to as JCS policies in column B) and the Broads Authority Core Strategy (referred to as BA Policies in column B).

In summary, the appraisal demonstrates that the draft plan has appropriate regard and is in general conformity with national and local strategic policy.

	Column A	Column B
Neighbourhood Plan Policy	Regard to NPPF	General Conformity with Joint Core Strategy
<p><b>[Vision]</b> The vision for the Neighbourhood Plan is <b>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.</b></p>	<p>The overarching vision for the plan is considered to reflect the policies and objectives of the NPPF.</p>	<p>The plan is considered to be in general conformity with the Joint Core Strategy (JCS) and BA Core Strategy, reflecting the objectives and policies within them.</p>
<p><b>Policy 1: Acle Bridge area improvements</b></p> <p>The sensitive redevelopment of brownfield land and un-used buildings around the Acle Bridge is encouraged for high-quality Broads-related leisure and tourism uses. This could include new food and drink venues, more day moorings and new leisure uses.</p> <p>As part of any redevelopment it is expected that road access to existing uses from the A1064 will be improved alongside the provision of enhanced public realm, interpretation and signage directing pedestrians to the village. Environmental improvements are also encouraged to create a high quality gateway to the village.</p> <p>Any development proposals should refer to Policy DP2 of the Broads Authority Development Management DPD and refer to technical guidance accompanying the NPPF regarding flooding which will be used to assess the suitability of proposals in this area.</p> <p>Any new development should respect the setting of the St Mary's Priory scheduled monument which is located on adjacent land. Where appropriate archaeological investigations may be required as part of any work in this area.</p>	<p>This policy reflects Policy 3 (Supporting a Prosperous Rural Economy) which seeks to support economic growth in rural areas by taking a positive approach to sustainable new development.</p> <p>This policy also reflects Policy 1 (Building a strong, competitive economy) which states that the planning system should operate to encourage and not act as an impediment to sustainable growth.</p> <p>This policy also complements Policy 12 (Conserving and enhancing the historic environment) and Policy 10 (Meeting the challenge of climate change, flooding and coastal change).</p>	<p>This policy conforms with JCS Policy 18 (The Broads) which states that in areas in close proximity to the Broads Authority area particular regard will be applied to maintaining and enhancing the economy, environment, tranquillity, setting, visual amenity, recreational value and navigational use of the Broads. Opportunities will be taken to make better use of the benefits of the Broads, and to support its protection and enhancement while ensuring no detrimental impact on the Broadland SPA, Broadland Ramsar and Broads SAC.</p> <p>This policy conforms with JCS Policy 5 (The Economy) which states that the rural economy will be supported by promoting the development of appropriate new and expanded businesses, which provide either tourism or other local employment opportunities.</p> <p>This policy confirms with BA Policy CS10 which states that gateways and entrances between the Broads and settlements will be created and those already existing will be enhanced.</p> <p>It also conforms to BA Policy CS9 which states that the tourism base in the Broads will be supported, widened and strengthened by:</p> <p>(i) Encouraging a network of tourism and recreational facilities throughout the system and protecting against</p>

		<p>the loss of existing services; (ii) Protecting waterside employment sites to contribute to the local economy;</p>
<p><b>Policy 2: Village centre public realm improvements</b></p> <p>It is proposed to progress plans to reduce the extent of highway in the village centre and create enhanced areas of public realm. This would include increasing the width of narrow pavements and creating larger consolidated areas of public open space.</p> <p>It is expected that any proposals to improve the centre of the village will:</p> <ul style="list-style-type: none"> <li>• Deliver a larger amount of high quality public open space, possibly in the form of a village green</li> <li>• Deliver safer and more generous pavements and pedestrian crossing points</li> <li>• Simplify and maintain existing routes for through traffic</li> <li>• Maintain existing levels of parking</li> <li>• Be tested to ensure they are capable of carrying a full range of vehicles necessary in the local economy, for example sugar beet lorries, combine harvesters and mobile cranes</li> <li>• Enhance the setting of Listed buildings in and around the area including the Jubilee Monument.</li> </ul>	<p>This policy complements Policy 2 (Ensuring the vitality of town centres) which states that planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. Of particular relevance, Policy 2 also states that LPAs should recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.</p> <p>This policy also reflects Policy 8 (Promoting healthy communities) which states that planning policies should aim to achieve places which promote opportunities for meetings between members of the community who might not otherwise come into contact with each other through... ..through strong neighbourhood centres which bring together those who live, work and play in the vicinity and which plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities</p>	<p>This policy conforms with JCS Policy 7 (Supporting communities) under 'health' where it states that healthier lifestyles will be promoted by providing opportunities for social interaction and greater access to green space.</p> <p>This policy also conforms to JCS Policy 8 (Culture, leisure and entertainment) which states that the cultural offer is an important and valued part of the area. Existing cultural assets and leisure facilities will be maintained and enhanced. The development of new or improved facilities including those supporting the arts, street events, concerts and the creative industries sector will be promoted. Cultural heritage will be enriched through use of innovative design and art in the public realm.</p>
<p><b>Policy 3: Acle Academy</b></p> <p>The upgrade and growth of Acle Academy within its existing site and the provision of new high quality sports facilities for students and the wider community will be supported.</p>	<p>This policy reflects Policy 8 (Promoting healthy communities) which states that LPAs should give great weight to the need to create, expand or alter schools.</p>	<p>This policy conforms with JCS Policy 7 (Supporting communities) which states under 'Education' that provision will be made for sufficient, appropriate and accessible education opportunities for both residents and non-residents, including: wider community use of schools, including through</p>

		<p>design and new primary and new or expanded secondary schools to serve the major growth locations.</p>
<p><b>Policy 4: Pre-school provision</b></p> <p>Provision of an enhanced replacement pre-school facility is encouraged. The replacement facility should contain two classrooms and be better integrated with the existing primary school in order to create an improved learning environment.</p>	<p>This policy reflects to Policy 8 (Promoting healthy communities) which states that LPAs should give great weight to the need to create, expand or alter schools.</p>	<p>This policy conforms with JCS Policy 7 (Supporting communities) which states under 'Education' that provision will be made for sufficient, appropriate and accessible education opportunities for both residents and non-residents, including: wider community use of schools, including through design and new primary and new or expanded secondary schools to serve the major growth locations.</p>
<p><b>Policy 5: Improving links to the countryside and surrounding villages</b></p> <p>Provision of new and the retention and improvement of existing footpaths, footways, cycle ways and bridleways connecting Acle with surrounding villages and countryside is encouraged. In particular the plan expects that:</p> <ul style="list-style-type: none"> <li>• The informal footway between the Norwich Road and the southern boundary of Acle Academy will be preserved and improved as part of the Mill Lane development</li> <li>• The permissive path adjacent the A1064 between Acle Bridge and the village will be improved, possibly becoming a formal footpath or cycleway. Developments at Acle Bridge described in Policy 1 will be expected to make a contribution towards improvement and ongoing maintenance.</li> </ul>	<p>This policy reflects Policy 8 (Promoting healthy communities) which states that planning policies should protect and enhance public rights of way and access.</p>	<p>This policy conforms with JCS Policy 7 (Supporting communities) under 'health' where it states that healthier lifestyles will be promoted by maximising access by walking and cycling and providing opportunities for social interaction and greater access to green space and the countryside.</p> <p>This policy is in conformity with Policy 2 (Promoting good design) which states that all development will be designed to the highest possible standards, creating strong sense of place. In particular development proposals will respect local distinctiveness including as appropriate: the need to ensure cycling and walking friendly neighbourhoods by applying highway design principles that do not prioritise the movement function of streets at the expense of quality of place.</p> <p>This policy conforms to BA Policy CS16 which states that improvements to transportation to, and to</p>

		<p>access facilities within the Broads will be sought in a manner and at a level which is compatible with sustainability objectives. Integration between alternative modes of transport will be sought to encourage visitors to arrive and travel within the Broads via sustainable modes of transport. Within the area particular improvements required include: (i) The improvement of access to and views of the waterside by the introduction of additional footpaths and cycle ways; (ii) The promotion of access to enjoy the built, historic and cultural landscape; and (iii) The creation of links from settlements.</p> <p>It also conforms to BA Policy CS17 which states that safe recreational access to both land and water and between the water's edge and the water will be protected and improved through: (i) Developing the Public Rights of Way (PRoW) network in line with the recommendations of the Norfolk and Suffolk Rights of Way Improvement Plans; (ii) Developing access to designated open country; (iii) Identifying and safeguarding potential crossing points of land and water; (iv) Protecting and improving staithes and slipways; (v) Creating new access to the waterside by boat (where there is good road access and provision for parking); (vi) Improving and maintaining launching facilities for small craft;</p>
<p><b>Policy 6: Improving access to the Wherry Line</b></p> <p>The plan encourages improvements to pedestrian and cycle access to the station and facilities for pedestrians, cyclists and motorists at the station. Specific improvements which are encouraged include better signage in and around the village centre, enhanced lighting and public realm in the A47 underpass, better surfaces and lighting along the footpath from Reedham Road to the station and improved and expanded cycle and car parking facilities at the station itself.</p>	<p>This policy complements Policy 4 (Promoting sustainable transport) which states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movements of goods or people.</p>	<p>This policy conforms with JCS Policy 6 (Access and transportation) which states that the transportation system will be enhanced to develop Norwich as a regional node and improve access to rural areas by continuing to improve public transport accessibility to and between Main Towns and Key Service Centres (such as Acle).</p> <p>This policy conforms to BA</p>

		<p>Policy CS16 which states that improvements to transportation to, and to access facilities within the Broads will be sought in a manner and at a level which is compatible with sustainability objectives. Integration between alternative modes of transport will be sought to encourage visitors to arrive and travel within the Broads via sustainable modes of transport.</p>
<p><b>Policy 7: Reducing the severance effect of the A1064</b></p> <p>Access between Acle and land uses / developments in the adjacent Broads area to the east of the A1064 should be improved. The introduction of lower speed limits on the A1064 between the A47 junction and the River Bure, and the installation of a formal pedestrian crossing over the A1064 near to Hermitage Close are both supported by this plan.</p>	<p>This policy reflects Policy 8 (Promoting healthy communities) which states that planning policies should protect and enhance public rights of way and access.</p>	<p>This policy is in conformity with Policy 2 (Promoting good design) which states that all development will be designed to the highest possible standards, creating strong sense of place. In particular development proposals will respect local distinctiveness including as appropriate: the need to ensure cycling and walking friendly neighbourhoods by applying highway design principles that do not prioritise the movement function of streets at the expense of quality of place.</p> <p>This policy conforms to BA Policy CS16 which states that improvements to transportation to, and to access facilities within the Broads will be sought in a manner and at a level which is compatible with sustainability objectives. Integration between alternative modes of transport will be sought to encourage visitors to arrive and travel within the Broads via sustainable modes of transport. Within the area particular improvements required include: (i) The improvement of access to and views of the waterside by the introduction of additional footpaths and cycle ways; (ii) The promotion of access to enjoy the built, historic and cultural landscape; and (iii) The creation of links from settlements.</p>
<p><b>Policy 8: Village centre development</b></p> <p>The retention of existing retail uses and the development of brownfield sites in the village</p>	<p>This policy complements Policy 2 (Ensuring the vitality of town centres) which states that policies</p>	<p>This policy conforms to JCS Policy 14 (Key Service Centres) which states that established retail and service</p>



<p>centre for mixed residential and small scale commercial uses (including retail or office) is encouraged by this plan.</p> <p>It is expected that proposals will take particular care to ensure that the scale, massing and external treatments, including advertising contribute to the enhancement of the village centre's appearance and vibrancy together with the preservation and enhancement of the Listed buildings and their settings that lie within the area.</p> <p>It is expected that any proposals for new development will be accompanied by an assessment of parking in the village centre to ensure that they do not negatively impact the ability of Acle to function as a service centre for surrounding hamlets which rely on use of the private car to access village amenities.</p>	<p>should recognise town centres as the heart of their communities and pursue policies to support their viability and vitality and allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromise by limited site availability.</p> <p>This policy also reflects Policy 8 (Promoting healthy communities) which states that policies should plan positively for the provision and use of community facilities and other local services to enhance the sustainability of communities.</p> <p>This policy also complements Policy 7 (Requiring good design) which states that planning policies should aim to ensure that developments establish a strong sense of place, using streetscape and buildings to create attractive and comfortable places to live, work and visit; optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks; respond to local character and history and reflect the identity of local surroundings and materials while not preventing or discouraging appropriate innovation; and, are visually attractive as a result of good architecture.</p>	<p>areas will be protected and enhanced where appropriate, and local employment opportunities will be promoted. Future development plan documents will consider the adequacy of employment land provision.</p> <p>This policy conforms to BA Policy CS18 which states that development will be located to protect the countryside from inappropriate uses to achieve sustainable patterns of development, by concentrating development in locations: (i) With local facilities; (ii) With high levels of accessibility; and (iii) Where previously developed land is utilised.</p>
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<p><b>Policy 9: Business space</b></p> <p>New high quality, flexible employment space for B1a and B1b activities in the village is encouraged. It is expected that any new major employment development will provide units for businesses of a range of sizes to allow small businesses and start-ups to grow-on and remain in the village.</p> <p>High quality B1a and B1b development is specifically encouraged on land between the A47 and A47 exit slip road to the south east of the village centre. Any development in this location should be sensitive to the visibility of the site, seek to maintain a high-quality landscaped gateway to the village and not fetter access to the proposed residential allocation at the Mill Lane site.</p>	<p>This policy complements Policy 1 (Building a strong, competitive economy) which states that policies should identify strategic sites for local and inward investment and support existing business sectors taking account of whether they are expanding or contracting and, where possible identify and plan for new or emerging sectors likely to locate in their area.</p>	<p>This policy conforms to JCS Policy 5 (The economy) which states that sufficient employment land will be allocated in accessible locations consistent with the 'Policies for places' in this strategy to meet identified need and provide for choice. In particular: the needs of small, medium and start-up businesses will be addressed through the allocation of new smaller scale employment sites and the retention of, and the potential expansion of, a range of existing small and medium employment sites across the area and by requiring the provision of small-scale business opportunities in all significant residential and commercial developments.</p>
<p><b>Policy 10: Future housing mix</b></p> <p>Any new housing development will be expected to deliver a mixture of homes suitable for all age groups and contribute to ensuring that Acle remains a vibrant and balanced community.</p>	<p>This policy reflects Policy 6 (Delivering a wide choice of high quality homes) which states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, LPAs should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as but not limited to families with children, older people...)</p>	<p>This policy conforms with JCS Policy 4 (Housing delivery) which states that proposals for housing will be required to contribute to the mix of housing required to provide balanced communities and meet the needs of the area, as set out in the most up to date study of housing need and/or Housing Market Assessment.</p>
<p><b>Policy 11: Future housing integration</b></p> <p>The layout and design of any new housing development in and around the village including the Mill Lane scheme will be expected to integrate with existing areas, in terms of access, links to facilities, links to the village centre and have regard to the character of adjoining areas.</p> <p>The Plan seeks to ensure that house builders and promoters design inclusive and mixed communities that reflect the physical characteristics of Acle and support integration and cohesion within and between new and existing communities, for example: by making sure affordable housing is well integrated with market</p>	<p>This policy complements Policy 7 (Requiring good design) which states that policies should set out the quality of development that will be expected for the area and ensure that developments will function well and add to the overall quality of the area; establish a strong sense of place; respond to local character and history and reflect the identity of local</p>	<p>This policy conforms with JCS Policy 7 (Supporting Communities) which states that integration and cohesion within and between new and existing communities will be promoted including through support for the early engagement of existing communities in the design process.</p>

<p>housing; that housing is sympathetically designed to reflect the local vernacular; and that proposed developments include opportunities for people to meet formally and informally.</p> <p>Encouragement will be given for developers and proposers to meaningfully consult and engage with the local community as development proposals are progressed to show how the views of the community have been addressed in any subsequent planning application(s).</p>	<p>surroundings, and materials while not preventing or discouraging appropriate innovation; and, create safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion.</p>	
<p><b>Policy 12: Residential car parking</b></p> <p>Any new major housing development will be expected to provide one off road car parking space for one bedroom residential units and two off road car parking spaces for residential units with two or more bedrooms.</p>	<p>This policy reflects Policy 4 (Promoting sustainable transport) which states that if setting local parking standards for residential development, LPAs should take into account the accessibility of the development, the availability of and opportunities for public transport and local car ownership levels.</p>	<p>This policy conforms with JCS Policy 6 (Access and Transportation) which states that the transportation system will be enhanced to develop the role of Norwich and improve access to rural areas by continuing to recognise that in the most rural areas the private car will remain an important means of travel.</p>

#### **(d)The making of the order contributes to the achievement of sustainable development**

The NPPF states that policies in paragraphs 18 to 219 of the document, taken as a whole, constitute the Government’s view on what sustainable development means in practice for the planning system. The appraisal of the draft Acle Neighbourhood Plan policies against the NPPF policies presented above demonstrates how policies in the draft plan comply with the NPPF and therefore deliver sustainable development.

The NPPF goes on to state that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles defined by the NPPF set out below. Policies contained within the draft Acle Neighbourhood Plan that contribute towards each of these three roles and cumulatively contribute towards the achievement of sustainable development are summarised below.

**An economic role:** Contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

- **Policy 1: Acle Bridge area improvements:** The sensitive redevelopment of brownfield land and un-used buildings around the Acle Bridge is encouraged for high-quality Broads-related leisure and tourism uses. This could include new food and drink venues, more day moorings and new leisure uses.
- **Policy 8: Village centre development:** The retention of existing retail uses and the development of brownfield sites in the village centre for mixed residential and small scale commercial uses (including retail or office) is encouraged by this plan.
- **Policy 9: Business space:** New high quality, flexible employment space for B1a and B1b activities in the village is encouraged. It is expected that any new major

employment development will provide units for businesses of a range of sizes to allow small businesses and start-ups to grow-on and remain in the village.

High quality B1a and B1b development is specifically encouraged on land between the A47 and A47 exit slip road to the south east of the village centre. Any development in this location should be sensitive to the visibility of the site, seek to maintain a high-quality landscaped gateway to the village and not fetter access to the proposed residential allocation at the Mill Lane site.

**A social role:** Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

- **Policy 2: Village centre public realm improvement** It is proposed to progress plans to reduce the extent of highway in the village centre and create enhanced areas of public realm. This would include increasing the width of narrow pavements and creating larger consolidated areas of public open space.
- **Policy 3: Acle Academy:** The upgrade and growth of Acle Academy within its existing site and the provision of new high quality sports facilities for students and the wider community will be supported.
- **Policy 4: Pre-School Provision:** Provision of an enhanced replacement pre-school facility is encouraged. The replacement facility should contain two classrooms and be better integrated with the existing primary school in order to create an improved learning environment.
- **Policy 5: Improving links to the countryside and surrounding villages:** Provision of new and the retention and improvement of existing footpaths, footways, cycle ways and bridleways connecting Acle with surrounding villages and countryside is encouraged.
- **Policy 7: Reducing the severance effect of the A1064:** Access between Acle and land uses / developments in the adjacent Broads area to the east of the A1064 should be improved.
- **Policy 10: Future housing mix:** Any new housing development will be expected to deliver a mixture of homes suitable for all age groups and contribute to ensuring that Acle remains a vibrant and balanced community.
- **Policy 11: Future housing integration:** The layout and design of any new housing development in and around the village including the Mill Lane scheme will be expected to integrate with existing areas, in terms of access, links to facilities, links to the village centre and have regard to the character of adjoining areas.
- **Policy 12: Residential car parking:** Any new major housing development will be expected to provide one off road car parking space for one bedroom residential units and two off road car parking spaces for residential units with two or more bedrooms.

**An environmental role:** Contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

- **Policy 6: Improving access to the Wherry Line:** The plan encourages improvements to pedestrian and cycle access to the station and facilities for pedestrians, cyclists and motorists at the station.

**(f) The making of the order does not breach and is otherwise compatible with EU obligations**

The statement below demonstrates how the draft Acle Neighbourhood Plan does not breach and is compatible with EU obligations.

As the Acle Neighbourhood Plan includes policies and proposals relating to land use and development, it was recommended by Broadland District Council and the Broads Authority that it would be necessary to undertake a Sustainability Appraisal (which itself is a process that takes full account of the SEA legislation, whilst also considering social and economic issues). The Sustainability Appraisal the Sustainability Appraisal Scoping Report are submitted alongside this Basic Conditions Statement.

A Habitat Regulations Assessment (HRA) Screening Report was prepared in order to identify whether a full HRA is required to support the draft Neighbourhood Plan. This HRA Screening Report is submitted alongside this Basic Conditions Statement. The assessment was carried out with regard to the Conservation Objectives of those European Sites deemed to be within relative proximity of the Acle Neighbourhood Area.

The Screening Report indicated that no European Sites will be significantly affected by the policies described in the Neighbourhood Plan and this was confirmed in a Screening Opinion provided by Natural England who were consulted on the screening report. The Screening Opinion is submitted alongside this document.

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.