

# **CRINGLEFORD NEIGHBOURHOOD DEVELOPMENT PLAN 2013-2026:**

## **BASIC CONDITIONS STATEMENT**

### **1.0. Legal Requirements**

#### **1.1. The Qualifying Body**

The draft Plan has been prepared by Cringleford Parish Council. It was recognised as a qualifying body following a public consultation organised by South Norfolk Council (Letter from Mr. T. Horspole, Head of Localism and Growth, South Norfolk Council, 3 January 2013).

#### **1.2. A Neighbourhood Development Plan**

The draft Plan is a Neighbourhood Development Plan and relates to the development of land in the civil parish of Cringleford in the County of Norfolk. It has been prepared in accordance with the statutory requirements and processes set out in the *Town and County Planning Act 1990* (as amended by the *Localism Act 2011*) and the subsequent *Neighbourhood Planning (General) regulations 2012*.

#### **1.3. The Time Period Covered**

The Cringleford Neighbourhood Development Plan covers the period 2013 to 2026, the same as the Joint Core Strategy prepared by the Greater Norwich Development Partnership.

#### **1.4. Excluded Development**

The draft Neighbourhood Development Plan does not deal with County matters (mineral extraction and waste development), nationally significant

infrastructure such as highways and railways or other matters set out in Section 61K of the *Town and Country Planning Act 1990*.

1.5. The Proposed Neighbourhood Development Plan does not relate to more than One Neighbourhood Area and there are no other Neighbourhood Development Plans in place within the Neighbourhood Area

The draft Neighbourhood Development Plan refers solely to the Cringleford Neighbourhood Area, which is co-terminal with civil parish, and no other area. No other neighbourhood development plans relate to that same area.

## **2.0. Basic Conditions**

### 2.1. National Planning Framework

#### *2.1.1 Presumption in favour of Sustainable Development*

The Parish Council has accepted the need to accommodate the 1,200 dwellings allocated to the parish in the Joint Core Strategy developed by the Greater Norwich Development Partnership (2011). The Plan, accordingly, sets out the way in which this strategic requirement can be met while, at the same time, realising the parish community's vision for its future and the objectives required to facilitate the vision (**CNDP\* Sections 5, 6 and 7**).

#### *2.1.2. Core Planning Principles*

The twelve planning principles contained in the *National Planning Framework 2012* Section 17 have been achieved by the Neighbourhood Development Plan as set out below.

2.1.2.1. The Plan was prepared following consultations with local residents, statutory authorities and other interested parties (**CNDP Sections 1**

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\* CNDP = Cringleford Neighbourhood Development Plan

**and 4).** Once the Plan has been accepted, South Norfolk Council and the Parish Council will make arrangements to monitor development in the Neighbourhood Area and in the Greater Norwich Area and review these annually against the Plan's objectives and policies (**CNDP Section 11**).

2.1.2.2. As well as providing for housing development in the Neighbourhood Area, the Plan contains policies designed to enhance and improve the physical setting of the expanded village ((**CNDP Section 7.2: Policies ENV1-7**).

2.1.2.3. The Neighbourhood Development Plan seeks to facilitate the sustainable development required from the major economic drivers in the Greater Norwich Area and specifically in the vicinity of Cringleford through the formulation of appropriate policies (**CNDP Sections 7.1, 7.3, 7.4, 7.5**). The Plan also contains policies to meet the transport needs of development in the Neighbourhood Area and those generated by development in neighbouring parishes, notably Colney (**CNDP Section 7.6**).

2.1.2.4. The achievement of high quality design is a major concern of the Plan, not only for residential development but also for the protection and enhancement of the natural environment (**CNDP Section 7.2, ENV1, ENV2; Section 7.3, specifically HOU1, 2, 6, 9**).

2.1.2.5. The Plan recognises the varying character of localities within the Neighbourhood Area and contains policies designed to maintain and to enhance these (**CNDP Section 2; Section 7.2 ENV1, 2, 3, 4, 6 and 7; Section 7.3 specifically HOU10**). At the same time, the Plan provides for community coherence (**CNDP Section 7.5 specifically SCC1, 3, 5 and 8; Section 7.6 TRA2 and 3**).

2.1.2.6. The Plan recognises the likely impact of climate change and provides policies to minimise its effects and to encourage the use of sustainable energy (**CNDP Section 7.2; Section 7.3 specifically HOU6; Section 7.5 specifically SCC3, 4 and 8; Section 7.6 specifically TRA2 and 3**).

2.1.2.7. Policies have been produced to conserve and enhance the natural environment of the parish and to reduce pollution. These are contained principally in **CNDP Section 7.2** but **Sections 7.3 HOU2 and HOU6** and **Section 7.4 ECN1** also covers conservation of the natural environment, while the reduction of pollution is an aim of **Section 7.3 HOU6**, as well as **Section 7.5 SCC3 and 4**, and **Section 7.6 TRA3**.

2.1.2.8. The use of brownfield sites has not been addressed in the Plan. Apart from the gardens of some houses (**CNDP Section 7.2 ENV7**), the amount of brownfield land potentially available is limited. Possibilities for re-development include the Business Centre in Intwood Road, a small office building on the old Newmarket Road and the site currently occupied by Jewson off Newmarket Road. The largest extent of developable land is greenfield, hitherto used as arable, and lies between the edge of the built-up area as it was in the autumn of 2012 and the A47 (the Norwich Southern Bypass).

2.1.2.9. Although the principal demand in Cringleford is for residential development, mixed development is promoted throughout the plan and specific policies are found under **CNDP Sections 7.1, 7.4 (ECN1, 2 and 4)**.

2.1.2.10. Heritage assets were identified in preparation for the Plan, partly through fieldwork and partly from the Heritage Environmental Record. Provision is made for their conservation in Policies **GEN2 and 3, ENV4, ENV7**

and **HOU10** and the major elements are shown on the Proposals' Map (**CNDP pp. 20-21**).

2.1.2.11. The Plan promotes the use of public transport (**CNDP Policies HOU8**), as well as walking and cycling (**CNDP Policies SCC3; TRA2 and 3**). Ease of movement will be facilitated by the topography of the sites available for development (**CNDP Section 2; Map - Location of Cringleford**). The promotion of small local businesses is also relevant (**Policies ECN1, 2 and 4**).

2.1.2.12. The Neighbourhood Development Plan seeks to support local strategies to improve health, social and cultural well-being for all residents and specific policies have been designed to ensure the necessary facilities and services will be provided as part of future development (**CNDP Section 7.5**). Good health is promoted by **Policy ENV1** (pedestrian access), as well as **ENV1 - 6** (green infrastructure), **SCC2, TRA2 and TRA3** (encourage cycling and walking).

Social and cultural well-being are promoted by the emphasis upon the 'human scale' for development (**HOU2**), the provisions made for changing life styles and ageing (**HOU5**), for local employment (**ECN1, 2 and 4**), for the provision of a second school (**SCC1**), for the expansion of the Willow Centre (**SCNDP Section 7.5**) and for new facilities (**SCC5**). These are in addition to the facilities provided as part of the development at Round House Park (a school, the Willow community centre and shops). Easy contacts within the parish (**TRA1 and 2**) and between it and the wider world are recognised as important (**SCC6 and TRA1 and 2**).

### 3.0. Conformity with Local Strategic Policy

The main source for local strategic policy is the *Joint Core Strategy* produced by the Greater Norwich Development Partnership (2011). Conformity is demonstrated below.

#### 3.1. Area-wide Policies

##### 3.1.1 *Climate Change and Environmental Assets*

**CNDP: Section 7.1 (Policies GEN1 and GEN2); Policies ENV1 - 7; HOU2 and 6; ECN1; SCC4; TRA2 and TRA3.**

##### 3.1.2 *Promotion of Good Design*

**CNDP: Sections 6.8, 7.1 (Policies GEN1) and 7.3 (Policies HOU1 - 8); Policies ECN4; SCC4; TRA2 and TRA3.**

##### 3.1.3. *Energy and Water*

The relevant policies are outside the scope of a neighbourhood development plan, but the following policies contribute towards meeting the energy and water concerns of the Joint Core Strategy:

**CNDP: Section 7.1; ENV5, HOU2 and 6, SCC4, TRA2 and TRA3.**

##### 3.1.4. *Housing Delivery*

**CNDP: Sections 1, 5.3, 6.8, 7.1, 7.3 (Policies HOU1-10).**

##### 3.1.5. *The Economy*

The Neighbourhood Area is part of the local, regional and national economy but local economic development is promoted in:

**CNDP: Section 7.4 (ECN1-5).**

##### 3.1.6. *Access and Transportation*

The responsibility for road provision lies with the Highway Agency and the Highway Authority. The sustainability of future development requires adequate provision for access to and within areas of new build. Without trespassing on the territory of these bodies, the Neighbourhood Development Plan identifies what its authors believe is required in Cringleford.

Improvement in broadband access is also needed.

**CNDP: Sections 2, 6.9 and 7.1; Policies ECN1, ECN2, ECN4 SCC3, SCC6, TRA1-3.**

##### 3.1.7. *Community Support*

**CNDP: Sections 5.1, 6.3, 6.6, 7.5; Policies HOU5, HOU9, ECN5, SCC5, SCC8, TRA2 and TRA3.**

3.1.8. *Culture, Leisure and Entertainment*

**CNDP: Policies ENV 1, ENV6, HOU5, HOU9, SCC1-8.**

3.1.9. *Policies for Places*

'The Norwich Policy Area is part of the county [of Norfolk] which is centred on and strongly influenced by the presence of Norwich as a centre for employment, shopping and entertainment, generally comprising the fringe and first ring of large villages around the city of Norwich' (*Joint Core Strategy* 2011, Appendix 8, Glossary p. 153).

Cringleford lies within the 'Norwich Fringe' (an 'area next to the city of Norwich, but lying in another administrative district which is predominantly developed ..') and identified by the *Joint Core Strategy* for new development (p. 56, Policy 9).

3.1.9.1. *Policies for Cringleford set out in the Joint Core Strategy (p.65)*

- a. The Neighbourhood Development Plan re-enforces the point in the *Joint Core Strategy* that future development in the parish is dependent upon the 'expanded capacity of the A11/47 Thickthorn junction'.  
**CNDP: Sections 2, 7.1 and 7.6; Policies GEN1 and TRA1.**
- b. The Plan shows how the 1,200 dwellings allocated to the parish can be accommodated.  
**CNDP: Sections 1, 2, 5.3, 7.3 (Policies HOU1-10).**
- c. Local shopping will be provided as part of the Round House Park development nearby but the loss of the existing shop is a concern (**Policy ECN3 and 5**). Future development will require the provision of additional medical and community facilities, **CNDP: Section 7.4 and Policies SCC1 - 8.**
- d. The future need for Pre-school and Primary School Provision is recognised under **CNDP Sections 7.5 (Policy SCC1).**
- e. The enhancement of bus services to the city centre is supported along with the concept of rapid bus transport.  
**CNDP Section 7.6, Policies TRA1-3.**
- g. Provision is made for safe and direct cycle routes through future development and these will connect with through routes promoted by Norwich City Council.  
**CNDP Section 6.3 and Policies TRA2 and 3.**
- h. Green Infrastructure is promoted throughout the Plan but is

given special attention in **CNDP Section 7.2 (Policies ENV1, 2, 3, 4 and especially 6)**.

3.1.10. *Locations for major New or Expanded Communities.*

Cringleford has been selected for expansion by the addition of new developments to an already existing village. The Plan provides for development in the Neighbourhood Area which coincides with the civil parish. Land uses are allocated to specific localities within the Development Boundary and are shown on the Proposals' Map.

3.1.11. *Norwich City Centre.*

Nothing in the Neighbourhood Development Plan is to the detriment of the city centre. However, the Plan does set out policies to protect the city's setting and approaches ((**CNDP Policies ENV1, 2 and 4**)).

3.1.12. See 3.1.9.1 above.

3.1.13-18. These *Joint Core Strategy* policies are not applicable to Cringleford.

3.1.19. *Hierarchy of Settlements.*

This policy in the *Joint Core Strategy* applies to retail, service, office and 'other town centre uses' in defined centres. Cringleford is not one of these.

3.1.20. *Implementation*

The *Joint Core Strategy* says that 'a co-ordinated approach will be taken to the timely provision and on-going maintenance of infrastructure, services and facilities to support development'. Reference is also made to sources of funding and capital investment, as well as to the provision of 'necessary infrastructure ... in a timely manner related to the needs of new development'. Infrastructure 'to secure sustainable development' includes:

- transport
- affordable housing
- social infrastructure
- local and renewable energy generation
- water conservation
- sustainable drainage systems
- strategic sewers
- open space and green infrastructure
- utilities, including waste management
- street furniture
- public art.

The co-ordinated provision of infrastructure in a timely manner is assumed by the Plan but provided for specifically by **Policies GEN1 and TRA1**. However, consideration has not been given to street furniture and public art in the Plan.

#### 4. Compatibility with EU Obligations

4.1. *Natural Environment.* As a 'local plan', the Cringleford Neighbourhood Development Plan is required to take cognisance of the EU Strategic Environmental Assessment (SEA) Directive 2001/42/EC Office (A Practical Guide to the Strategic Environmental Assessment Directive, Office of the Deputy Prime Minister 2005, Appendix 1). The protection and enhancement of the natural environment were major considerations in the preparation and formulation of the Plan and reflected the concerns of parishioners (**CNDP Sections 5.2, 6.2, 6.5, 7.2. Policies: ENV1 - 7, HOU10, ECN2**). Natural England was consulted and in their consultation response dated 13<sup>th</sup> February 2013, made no specific comment on the Plan as it did not pose any likely significant risk to any SSSI or any areas of Best & Most Versatile agricultural land (20ha or more). Moreover, Natural England particularly welcome **Policies ENV1 – 7**. We believe the Plan does not breach the Directive, but it is for South Norfolk District Council to determine, as the responsible authority. Cringleford does not contain a significant environmental site (as defined in the Conservation of Habitats and Species Regulations 2010 d), though there are a number of County Wildlife Sites in the Yare Valley and by the Thickthorn Stream.

4.2. *Human Rights.* The Plan does not diminish the human rights of either Cringleford residents or others who may be effected by it but seeks to enhance them (**CNDP Section 6.6, 7.4: Policies: HOU2, 5, 7, 9; SCC1 - 8; TRA2 - 3**).