

Cringleford Neighbourhood Plan 2026 - 2040



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Introduction

1. The Cringleford Neighbourhood Plan is a community-led planning document that sets out a vision, objectives and planning policies to guide the future development of the Parish. It provides a framework for managing change in Cringleford up to 2040, ensuring that growth reflects the priorities of local residents and protects the qualities that make the Parish distinctive.
2. Neighbourhood Plans form part of the statutory development plan, alongside the Greater Norwich Local Plan and the South Norfolk Local Plan. Once made, the policies contained within this Neighbourhood Plan will be used by South Norfolk Council when determining planning applications in the Parish. National planning policy, as set out in the National Planning Policy Framework, also provides an important context for decision-making.
3. The first Cringleford Neighbourhood Development Plan was made in 2014 and covered the period to 2026. It was one of the earliest neighbourhood plans prepared in Norfolk and played an important role in shaping development in the Parish. Since that time, significant change has taken place. New neighbourhoods have been delivered, community facilities such as The Jubilee Centre have been established, and local priorities have evolved. The planning policy framework has also been updated through the adoption of the Greater Norwich Local Plan and the South Norfolk Local Plan, providing the context for this Neighbourhood Plan.
4. The Parish Council has therefore decided to review and update the Neighbourhood Plan. This provides an opportunity to:
 - refresh the vision and objectives to 2040;
 - focus policies on the issues that matter most locally, avoiding duplication with Local Plan and national policies;
 - protect valued green spaces and landscapes;
 - ensure housing meets the needs of the community, including older residents and first-time buyers;
 - promote high-quality design that responds to Cringleford's varied character;
 - support walking, cycling, and sustainable movement across the Parish; and
 - enhance community infrastructure and support a sustainable, climate-resilient future.
5. This Neighbourhood Plan has been shaped by community engagement, including resident surveys, workshops, and consultation events, alongside technical evidence such as the Housing Needs Assessment, Design Guide and Local Green Space Assessment. The result is a plan that reflects both the aspirations of the community and the requirements of the wider planning system. Once made, this Plan fully replaces the 2014 Cringleford Neighbourhood Plan, and the earlier policies will no longer apply.



Planning Context

6. The Cringleford Neighbourhood Plan has been prepared within a wider national, strategic and local planning framework. Neighbourhood Plans must support the delivery of sustainable development and be in general conformity with the strategic policies that apply to their area.
7. National planning policy is set out in the National Planning Policy Framework (NPPF), which promotes sustainable development and requires planning to create well-designed, healthy and sustainable communities. This Neighbourhood Plan has been prepared having regard to national policy and guidance, whilst focusing on the issues that are most important to Cringleford's residents. Where national policy or guidance is updated before the Plan is submitted, examined or made, the Plan should be read and applied in light of the most up-to-date national policy and guidance.
8. The Plan has also been prepared in light of the statutory requirements for neighbourhood plans to contribute, where appropriate, to climate change mitigation and adaptation, and to take account of any relevant Local Nature Recovery Strategy. These matters are addressed through the Plan's approach to landscape-led design, green infrastructure, the Yare Valley, green corridors, Local Green Spaces, active travel and climate-resilient development.
9. At the local level, Cringleford falls within the Greater Norwich planning area. The Greater Norwich Local Plan (GNLP), adopted in March 2024, provides the strategic framework for growth to 2038 and identifies Cringleford as an urban fringe settlement with strong functional links to Norwich. The Greater Norwich Local Plan identifies Cringleford as part of the Norwich Urban Area, reflecting its strong functional links with Norwich. The South Norfolk Local Plan also forms part of the development plan and provides more detailed policies for development across the district.
10. Cringleford has experienced significant growth over recent decades, with major developments including Roundhouse Park, Cringleford Heights and St Giles Park delivering substantial numbers of new homes, community facilities and areas of public open space. Further strategic growth is planned north of the A11 through the Greater Norwich Local Plan.
11. This Neighbourhood Plan has therefore been prepared in a different context to the original 2014 Plan. Rather than identifying substantial new areas for growth, its focus is on shaping how the Parish evolves, ensuring that development responds positively to local character, landscape, community infrastructure, housing needs and walking and cycling connectivity.
12. This Neighbourhood Plan covers the period to 2040. During that period, national and local planning policy, the development plan and arrangements

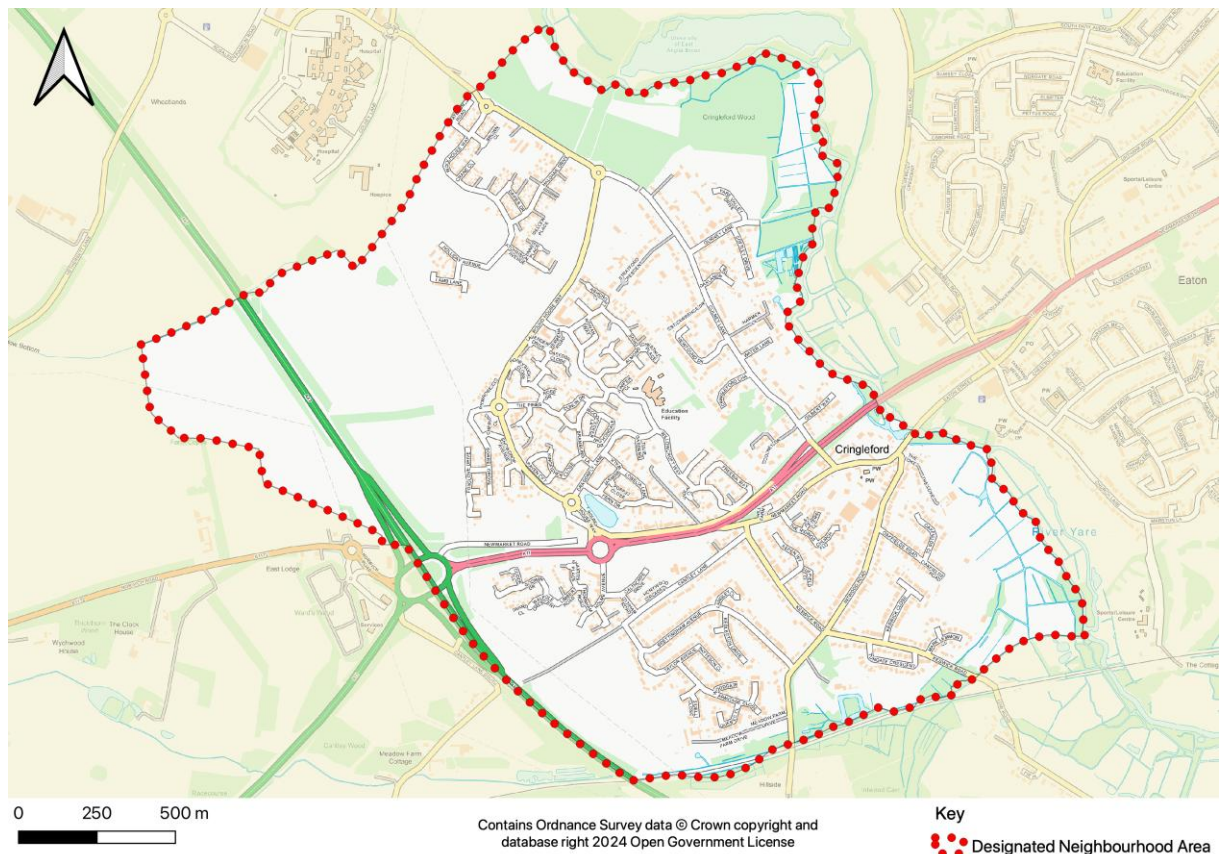
for local governance may change. The Plan should therefore be read alongside the most up-to-date planning policy framework.

13. National planning policy and guidance will continue to evolve over the lifetime of this Plan. The policies have therefore been prepared to complement the adopted development plan whilst providing a flexible and locally specific framework that can respond positively to future changes in the wider planning context.
14. National and strategic planning policies establish the broad framework for development. This Plan adds locally specific policies and guidance that reflect the distinctive character of Cringleford, respond to local priorities and provide a clear basis for determining planning applications within the parish.

About Cringleford

15. Cringleford is a parish located immediately to the south-west of Norwich, within South Norfolk District, see **Figure 1**. In the Greater Norwich Local Plan settlement hierarchy, Cringleford is identified as an urban fringe settlement, reflecting its close functional connections to Norwich while retaining a distinct identity and edge. The Parish has strong links to the city, the Norfolk and Norwich University Hospital, the University of East Anglia and the Norwich Research Park but is also characterised by clear landscape boundaries and areas of separation from surrounding settlements.

Figure 1 Cringleford Designated Area



16. The Parish is bounded by the River Yare to the north and east, the A47 Norwich Southern Bypass to the south, and open farmland and woodland to the west. The Yare Valley is one of Cringleford's most distinctive features. It provides a green and natural setting, separating the Parish from the city and supporting a rich mix of habitats. The valley also plays an important role in recreation, with footpaths, wildlife sites and valued views towards Norwich and Eaton.

17. Cringleford sits within a wider landscape that planners describe as the "Yare Tributary Farmland with Parkland" character area. This term comes from the

South Norfolk Landscape Character Assessments¹, which groups areas that share similar landform, vegetation and historic features. In practice, for Cringleford this means:

- rolling farmland with scattered trees and small woodlands;
- tributary streams such as the Thickthorn Stream;
- mature hedgerows and historic field patterns; and
- large houses and parkland landscapes close to the river.

18. These features give Cringleford its distinctive edge and reinforce its sense of separation from nearby settlements, including Hethersett and Colney. They also provide the Parish with an attractive setting that residents are keen to see protected as development continues.
19. Historically a small village clustered around Newmarket Road and the medieval Cringleford bridge over the Yare, Cringleford has grown significantly in recent decades. Developments such as Roundhouse Park and more recent neighbourhoods at Cringleford Heights and St Giles Park have doubled the Parish population. Today, the Parish is home to a diverse community of long-term residents and newer households, with further housing commitments expected to be delivered by 2038 through the Greater Norwich Local Plan.
20. Despite this growth, Cringleford retains its green and semi-rural character, with tree-lined streets, open spaces, and community woodlands contributing to its identity. A key challenge for the Neighbourhood Plan is to ensure that new development integrates into the Parish and supports a cohesive, distinctive community.
21. Cringleford benefits from a wide range of facilities, including The Willow Centre (opened in 2012 as a modern community hub), the newly completed Jubilee Centre with a nursery and community hall, and the Recreation Ground with tennis courts and other outdoor facilities. There are two primary schools and a doctor's surgery, together with local shops and services, sports pitches and play areas. Cringleford also has an active community life supported by numerous clubs, societies and voluntary groups. However, rapid population growth has increased pressure on infrastructure, including schools, healthcare, recreation space and transport networks.
22. The Parish is bisected by the A11 and is closely linked to the A47. While this gives residents excellent connections to Norwich and beyond, it also creates challenges in terms of traffic, road safety, and community cohesion. Community engagement has highlighted strong support for improvements to walking and cycling routes, better road safety measures, and more sustainable travel options to key destinations such as the hospital, research park, and city centre.

¹ [South Norfolk's Landscape Character Assessments - link to webpage](#)

23. Cringleford's residents place a high value on the Parish's natural environment. Surveys show overwhelming support for protecting green spaces, improving wildlife habitats, and maintaining the Parish's distinctive identity. The Yare Valley, community woodlands, recreation grounds, and informal green corridors are all recognised as essential to quality of life.
24. Looking ahead, the Parish faces pressures from growth, climate change and changing demographics. The Neighbourhood Plan seeks to respond positively to these challenges, protecting what makes Cringleford special, while guiding future development in a way that delivers benefits for both current and future residents.



Community Engagement & Evidence Base

25. Neighbourhood Plans must be based on the views of the community as well as up-to-date evidence. The Cringleford Neighbourhood Plan has been prepared through a collaborative process involving Parish councillors, local residents, and planning consultants, supported by technical evidence and specialist advice.

Community Engagement

26. Community involvement has been central to the review of the Plan. Key stages have included:

- **Resident Survey (Autumn 2024).** Over 120 responses were received, providing a clear picture of local priorities. The top concerns included protecting green spaces (95% of respondents rated this as important), improving walking and cycling routes (94%), and ensuring development is environmentally sustainable (88%). Residents also emphasised the need for more bungalows and starter homes, reflecting both an ageing population and a desire to support younger households.
- **Workshops and Steering Group Meetings.** A series of workshops with residents, councillors, and community representatives explored issues such as housing design, the future of the Yare Valley, Local Green Spaces, and road safety. Steering group discussions highlighted the importance of character areas, the lack of new bungalows in recent developments, and the role of a joined-up cycling network linking new and old parts of the Parish.
- **Ongoing Communication.** Updates have been provided through newsletters, the Parish Council website, and social media. Residents have been invited to comment on survey results, draft objectives, and emerging evidence. This has ensured the Plan remains transparent and community-led. Engagement will continue during the Regulation 14 and 16 stages to ensure the final Plan reflects community priorities.

Evidence Base

27. Alongside community engagement, the Neighbourhood Plan is supported by a comprehensive evidence base, including:

- **Cringleford Evidence Base (2024).** A Parish-wide baseline report covering demographics, housing trends, transport and connectivity, flood risk, natural environment, landscape character, and the historic environment. It provides the overarching context and identifies the planning issues that underpin the Neighbourhood Plan.
- **Housing Needs Assessment (AECOM, 2025).** Provides detailed analysis of housing requirements, including affordable housing and specialist

provision. Local data gathered by the Parish Council has been used to supplement this, particularly to address the under-representation of bungalows in official statistics.

- **Design Guide and Character Areas (2025).** Prepared with technical support, this sets out design principles for new development, including character zone analysis, guidance on extensions and replacements, and integration of landscape-led design.
- **Local Green Space Assessment (2025).** Identifies and justifies green spaces of community value, ranging from Cringleford Wood to the Village Green, for protection through the Plan.
- **Walking and Cycling Network Mapping (2025).** Builds on resident feedback to identify routes requiring improvement and opportunities to create a joined-up network linking homes, schools, and key destinations such as the hospital and research park.
- **Community Infrastructure and Environment Studies.** Local reports, Parish data, and strategies (including the Parish Council's recreation and safety strategies) have been incorporated to ensure the Plan reflects wider community priorities.

Using Engagement and Evidence

28. The combination of strong community input and robust evidence provides the foundation for the Plan's Vision, Objectives and Policies. Community priorities such as protecting the Yare Valley, improving walking and cycling, delivering more bungalows, and designating valued green spaces are carried through directly into the policy framework. The evidence base ensures these policies are realistic, deliverable, and consistent with the requirements of national and local planning policy.
29. In summary, the evidence shows that Cringleford has experienced rapid population growth, a housing stock dominated by larger family homes, high levels of car ownership, and continuing pressure on infrastructure and green space. At the same time, residents consistently prioritise protecting the Yare Valley, enhancing walking and cycling, and providing a better mix of housing, particularly bungalows and starter homes. These issues provide the foundation for the policies set out in this Plan.



Vision and Objectives

30. Vision

By 2040, Cringleford will be a green, connected, and distinctive Parish, with the Yare Valley and open spaces protected and enhanced for wildlife, recreation, and community life. Development will be well-designed and landscape-led, with green spaces and safe walking and cycling routes linking homes to schools, services, and key destinations. Housing will meet local needs, including bungalows and adaptable homes, and reflect the Parish's character. Growth will maintain clear separation from neighbouring settlements and deliver an environmentally sustainable, climate-resilient future and ensure that Cringleford continues to benefit from high-quality community, leisure and recreation facilities.

31. Development objectives

A. Deliver landscape-led design in all development

New development should integrate high-quality landscaping, green infrastructure, and tree planting as fundamental parts of the design process.

B. Provide safe, connected walking and cycling routes

Require all development to deliver direct, safe, and welcoming walking and cycling links to schools, services, community facilities, and key destinations such as the hospital and research park.

C. Meet local housing needs with a balanced mix of homes

Provide a variety of housing types and tenures, including bungalows and adaptable homes, to meet the needs of residents at all life stages.

D. Maintain and strengthen local character

New development should reflect and enhance the distinct character of Cringleford's neighbourhoods through scale, layout, and materials that respond to their setting.

E. Protect settlement identity and strategic gaps

Define and maintain clear settlement boundaries for Cringleford, with the Yare Valley forming the natural separation from Norwich. Protect strategic gaps to prevent coalescence with Hethersett, Colney, Intwood and other nearby communities.

F. Promote sustainability and climate resilience

Embed energy efficiency, low-carbon design, and climate-adaptive measures into all development, including sustainable drainage, green roofs, and renewable energy where appropriate.

G. Enhance community infrastructure, recreation and public realm

Support the delivery and ongoing maintenance of high-quality public spaces, sports and recreation facilities, lighting, seating, and other improvements that encourage active lifestyles, social interaction, and community cohesion.

H. Protect and enhance green spaces and green corridors

Safeguard the Yare Valley, community woodlands, recreation grounds and other valued green spaces. Designate Local Green Spaces where appropriate, protect and strengthen green corridors, and improve green connectivity across the Parish. New development should contribute to the protection, enhancement and accessibility of these spaces and networks for both wildlife and community use.

32. The Neighbourhood Plan is structured around a series of objectives that reflect the priorities identified through community engagement, local evidence and the review of the existing planning context for Cringleford. Each policy in the Plan has been designed to help deliver one or more of these objectives. The following matrix shows how the policies relate to the objectives and demonstrates that the Plan provides a coherent and comprehensive framework for managing development in the Parish. It also highlights where individual policies work together to deliver wider outcomes, ensuring a coordinated approach to design, infrastructure, landscape, movement, sustainability and community well-being. The matrix provides a clear guide for applicants, decision-makers and residents on how the Plan functions as a whole.

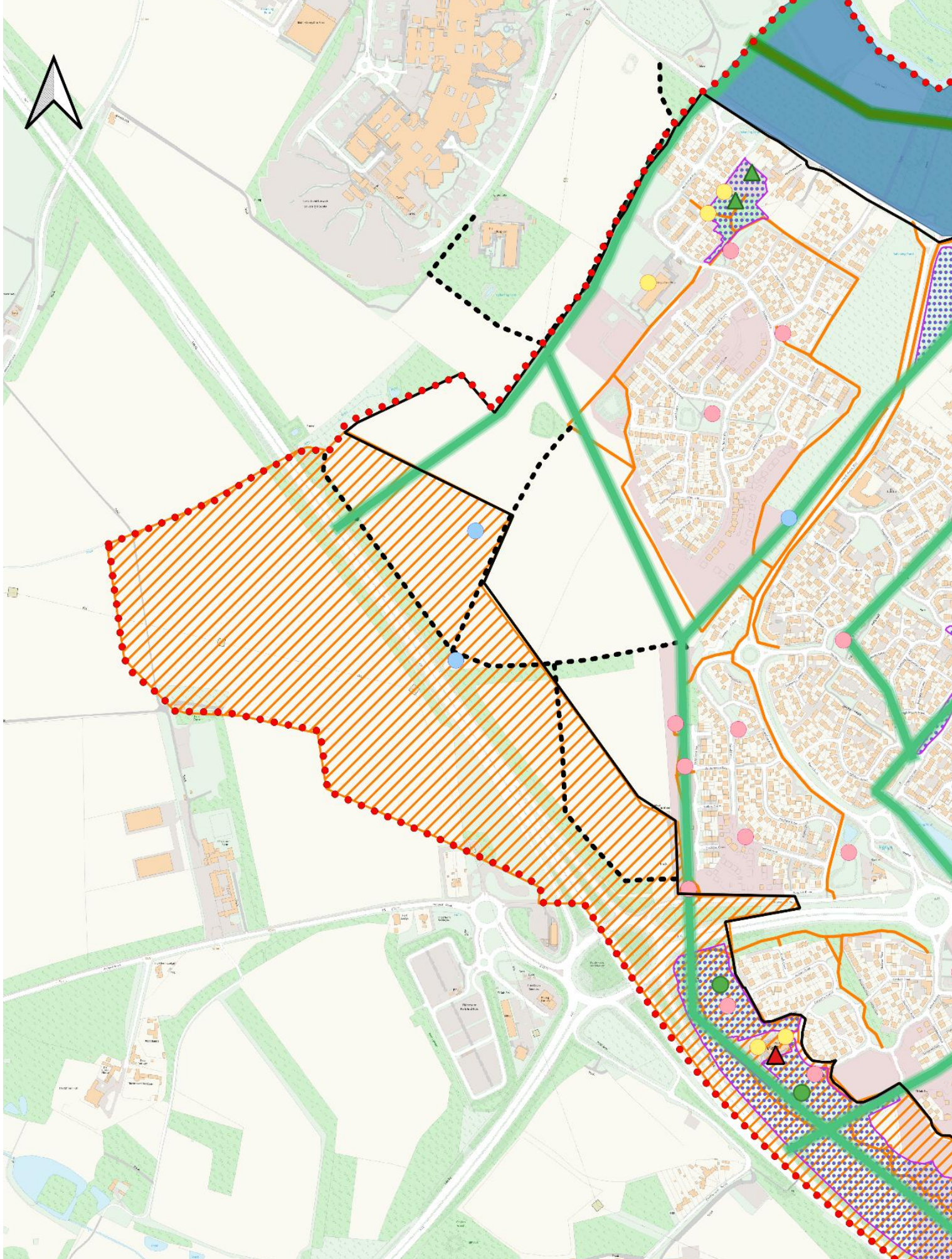
33. The Neighbourhood Plan Steering Group focused on landscape character, settlement identity, design quality and the protection of the Conservation Area and wider historic character of the Parish. This emphasis is reflected in the objectives and corresponding policy areas.

Objective	Relevant Policies Delivering the Objective
A. Deliver landscape-led design in all development	Policy 3 – Design Principles for Development Policy 4 – Character Area Design Principles Policy 5 – Landscape-Led Design and Green Infrastructure Policy 6 – The Yare Valley Policy 8 – Green Corridors
B. Provide safe, connected walking and cycling routes	Policy 13 – Walking and Cycling within New Development Policy 14 – Walking and Cycling Network
C. Meet local housing needs with a balanced mix of homes	Policy 9 – Retaining Single Storey Homes Policy 10 – Housing Mix and Local Needs
D. Maintain and strengthen local character	Policy 3 – Design Principles for Development Policy 4 – Character Area Design Principles

Objective	Relevant Policies Delivering the Objective
	Policy 5 – Landscape-Led Design and Green Infrastructure Policy 9 – Retaining Single Storey Homes
E. Protect settlement identity and strategic gaps	Policy 1 – Settlement Boundary for Cringleford Policy 2 – Cringleford Landscape Protection Zone Policy 6 – The Yare Valley Policy 8 – Green Corridors
F. Promote sustainability and climate resilience	Policy 3 – Design Principles for Development Policy 5 – Landscape-Led Design and Green Infrastructure Policy 6 – The Yare Valley Policy 8 – Green Corridors
G. Enhance community infrastructure, recreation and public realm	Policy 11 – Community Infrastructure Policy 12 – Recreation and Open Space
H. Protect and enhance green spaces and green corridors	Policy 5 – Landscape-Led Design and Green Infrastructure Policy 6 – The Yare Valley Policy 7 – Local Green Spaces Policy 8 – Green Corridors

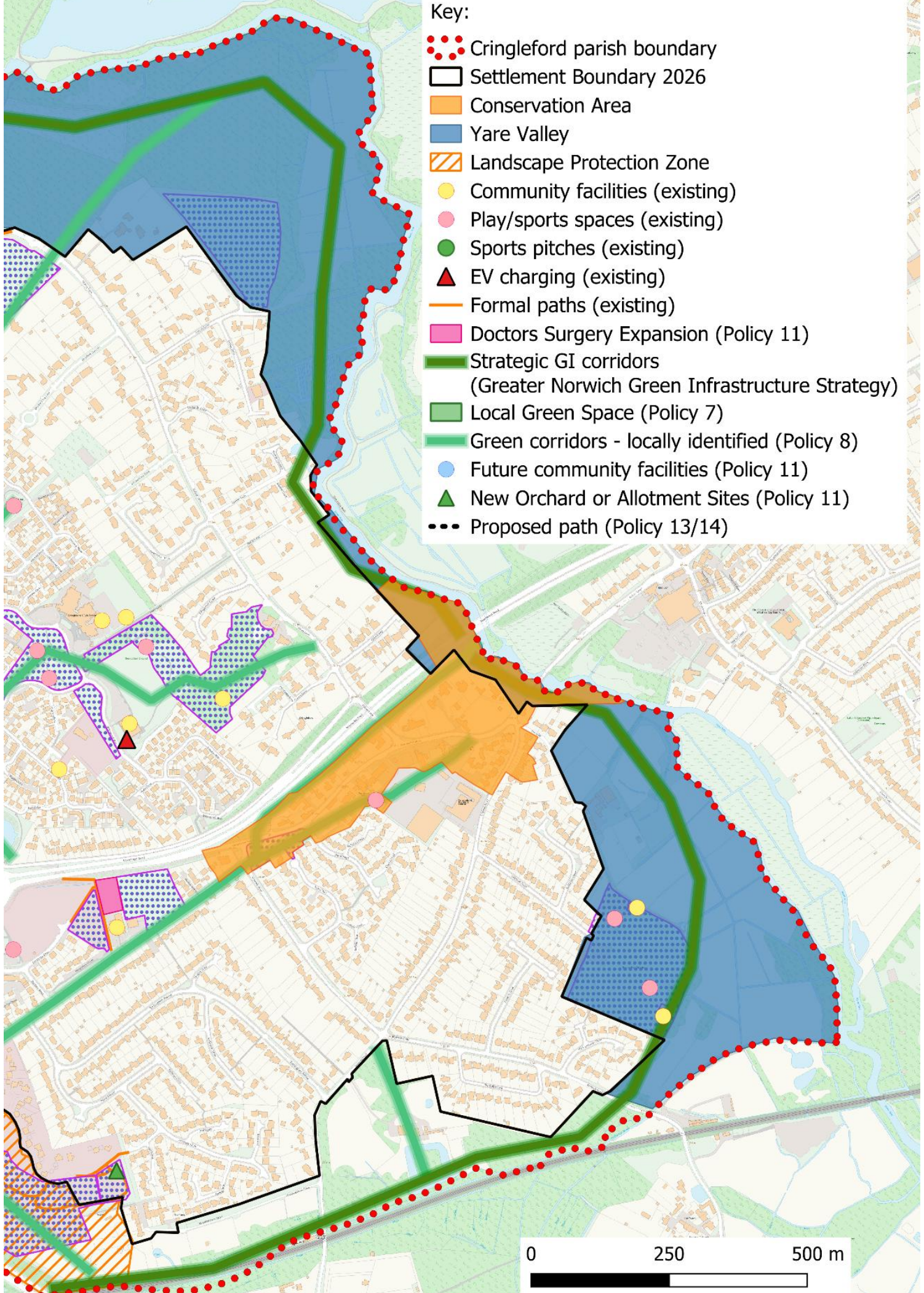
Policies Map

A map showing the policies contained within this plan can be found on the next page.



Key:

-  Cringleford parish boundary
-  Settlement Boundary 2026
-  Conservation Area
-  Yare Valley
-  Landscape Protection Zone
-  Community facilities (existing)
-  Play/sports spaces (existing)
-  Sports pitches (existing)
-  EV charging (existing)
-  Formal paths (existing)
-  Doctors Surgery Expansion (Policy 11)
-  Strategic GI corridors
(Greater Norwich Green Infrastructure Strategy)
-  Local Green Space (Policy 7)
-  Green corridors - locally identified (Policy 8)
-  Future community facilities (Policy 11)
-  New Orchard or Allotment Sites (Policy 11)
-  Proposed path (Policy 13/14)





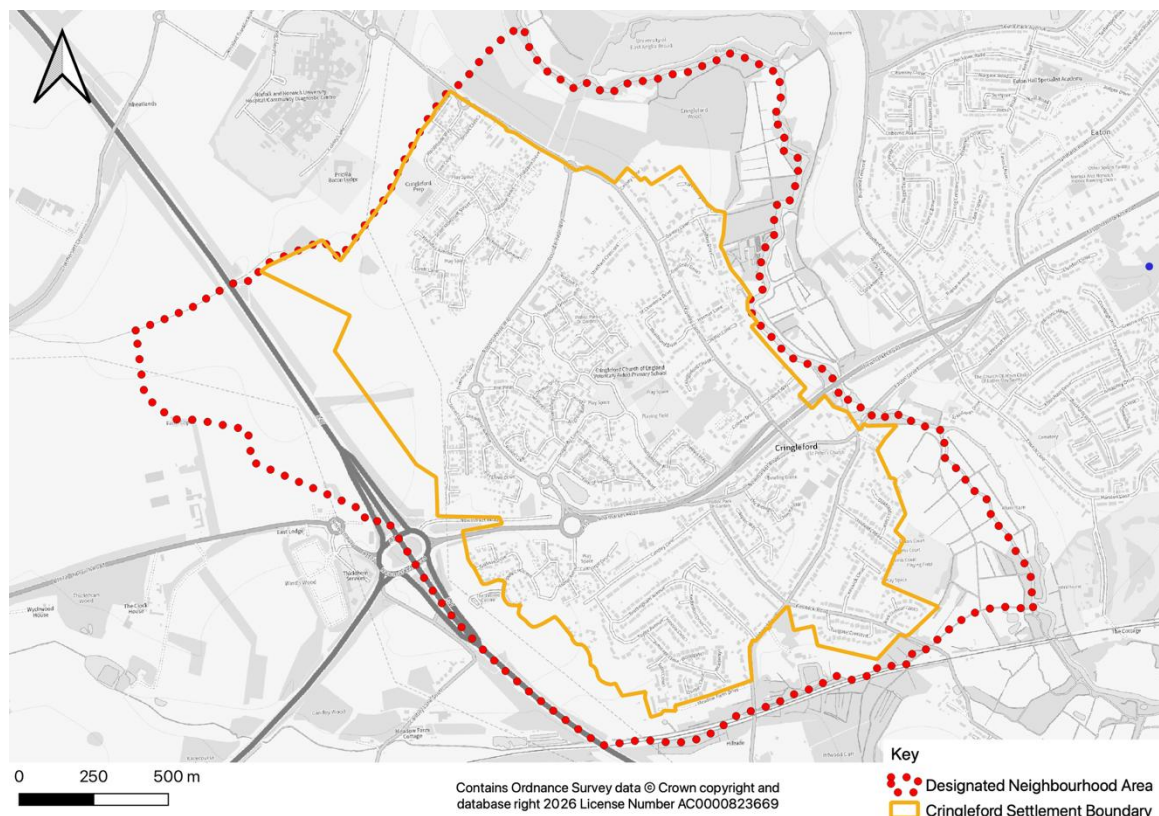
Settlement Identity and Local Gaps

34. Cringleford lies on the south-west edge of Norwich and is identified as an urban fringe parish, with strong functional connections to the city while retaining a distinct identity. Its setting is defined by a combination of natural and physical features, including the River Yare to the north and east, the A47 to the south, and farmland and woodland to the west. Together, these features create a strong landscape framework that helps distinguish Cringleford from surrounding settlements. Although the physical gaps between the Parish and nearby communities such as Eaton, Colney, Intwood and Hethersett have been reduced over time, the remaining open land, green corridors and landscape buffers continue to play an important role in maintaining a clear parish edge and avoiding complete coalescence with neighbouring settlements.
35. Cringleford's settlement identity is strongly influenced by its landscape setting, particularly the Yare Valley, which forms a clear and distinctive edge to the built-up area. Community engagement for this Neighbourhood Plan confirmed that residents place a high value on retaining green buffers and open edges where they remain. Survey feedback highlighted particular concern about the narrowing of separation along Colney Lane, the approach to Hethersett, and land adjoining the Yare Valley area, and strong support for safeguarding these areas to maintain a coherent parish edge and avoid further coalescence with surrounding communities.
36. Strategic planning policy also supports this approach. Policy 3 of the Greater Norwich Local Plan identifies the importance of protecting and enhancing green infrastructure, landscape character, biodiversity and ecological networks, including strategic green infrastructure corridors such as the Yare Valley. At the more local level, South Norfolk Development Management Policies DM4.5 Landscape Character Areas and River Valleys and DM4.6 Landscape Setting of Norwich seek to protect and enhance landscape character, river valleys and the landscape setting of Norwich. Together, these policies provide support for maintaining Cringleford's settlement identity, protecting the Yare Valley and safeguarding the remaining open land that contributes to the transition between the built-up area and the surrounding countryside.
37. The Neighbourhood Plan therefore builds on these principles by identifying settlement boundaries and local gaps that remain important in shaping the Parish. While recognising that some areas of separation have already been lost, the Plan seeks to safeguard the remaining gaps and landscape features that continue to define the character and setting of Cringleford. This will ensure that future development respects the Parish's setting and helps to prevent further erosion of its distinct character.

Settlement Boundaries

38. Defining a clear settlement boundary is an important way of guiding where development should and should not take place. Within the boundary, development can be supported in principle, provided it is of an appropriate scale and character. Outside the boundary, development is more strictly controlled, with countryside policies applying.
39. Cringleford's location on the edge of Norwich means it has experienced significant growth, with large housing allocations already committed through the Greater Norwich Local Plan. The extent of this growth makes it important to set a clear boundary for the Parish, so that future development is properly managed and does not result in uncontrolled sprawl into the surrounding countryside.
40. The Neighbourhood Plan defines a settlement boundary for Cringleford that reflects the current pattern of development, including existing allocations and committed permissions. Land beyond the settlement boundary forms an important part of the Parish's wider landscape setting and provides a clear transition between the built-up area and the surrounding countryside. The settlement boundary is shown on **Figure 2** and on the Policies Map.

Figure 2 Settlement Boundary



41. Residents have consistently emphasised the importance of maintaining a distinct edge to the Parish, with countryside and green corridors providing a clear transition to neighbouring settlements. The settlement boundary therefore plays a central role in maintaining Cringleford's identity while still accommodating planned growth.

Policy 1 Settlement Boundary for Cringleford

Development will be supported within the Cringleford settlement boundary, as shown on **Figure 3** and the Policies Map, where it is appropriate in scale and character to its surroundings and complies with other relevant policies.

Land outside the settlement boundary will be treated as countryside. Development in these areas will only be supported where it is permitted under national or local planning policy.

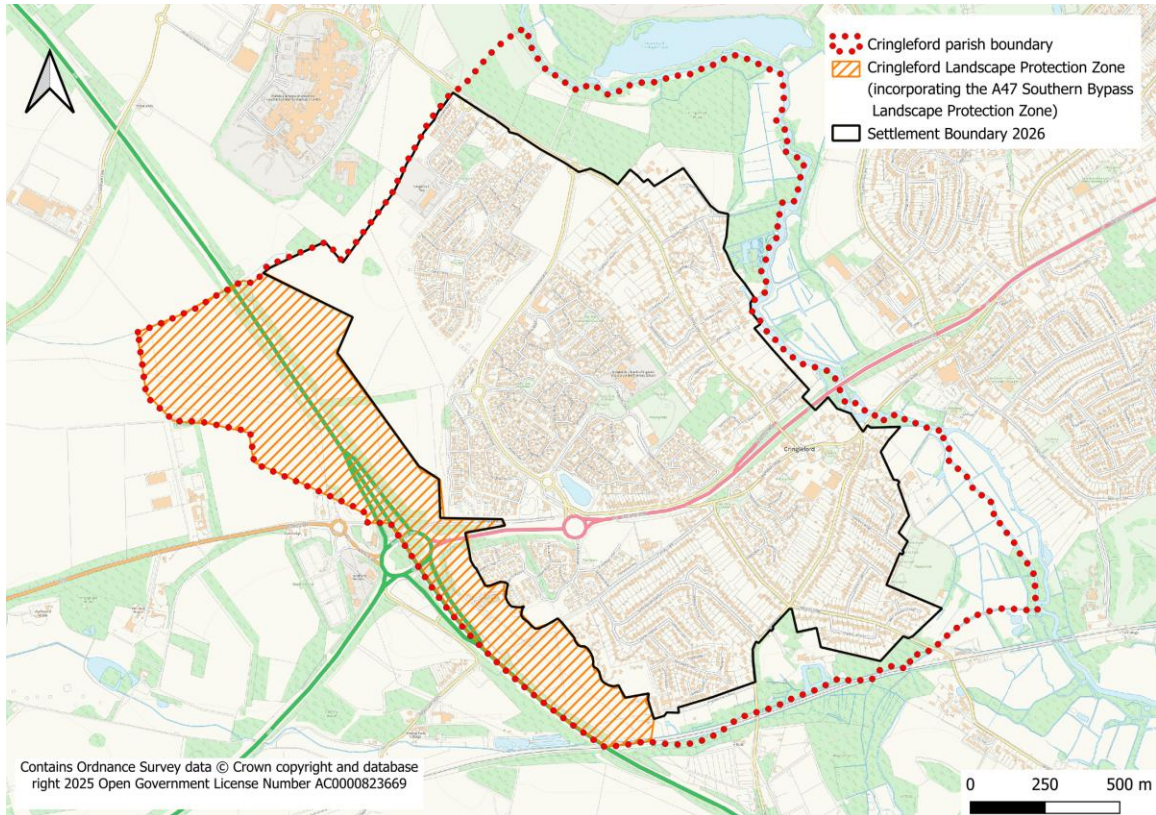
Cringleford Landscape Protection Zone

42. While Cringleford's overall setting is shaped by the Yare Valley, the A47 and surrounding farmland, the remaining open land to the west and south-west of the settlement performs a particularly important role in maintaining separation between Cringleford and Hethersett. This area also contributes to the open setting of the A47 corridor and provides a transition between the built-up edge of Cringleford and the wider countryside.
43. Community engagement highlighted concern about the continuing narrowing of separation between Cringleford and nearby settlements, particularly on the approach to Hethersett. The Neighbourhood Plan has considered where there is sufficient justification for a locally specific policy response. The strongest justification relates to the mapped area shown on Figure 3, where open land continues to provide a clear settlement gap and landscape buffer.
44. Part of this area is already identified in local planning policy as the A47 Southern Bypass Landscape Protection Zone². This designation recognises the importance of maintaining the rural character and open setting of the bypass corridor and avoiding development that would erode the landscape setting of Norwich and nearby settlements. The Cringleford Landscape Protection Zone identified in this Plan incorporates this existing designation and extends the local policy focus to the wider area shown on Figure 3.
45. The purpose of the Cringleford Landscape Protection Zone is to maintain the open and undeveloped character of this land, protect the remaining

² South Norfolk Development Management Policies Document (2015), Policy DM4.6 Landscape Setting of Norwich and Policy DM4.5 Landscape Character Areas and River Valleys [South Norfolk Development Management Policies Document \(2015\) - PDF document](#)

separation between Cringleford and Hethersett, and safeguard the contribution it makes to the Parish's landscape setting. The Zone is shown on Figure 3 and on the Policies Map.

Figure 3 Cringleford Landscape Protection Zone



Policy 2 Cringleford Landscape Protection Zone

The Cringleford Landscape Protection Zone, as shown on Figure 3 and the Policies Map, will be protected for its role in maintaining the open setting of the Parish, the landscape setting of the A47 corridor and the remaining separation between Cringleford and Hethersett.

Development within the Cringleford Landscape Protection Zone should preserve the open and undeveloped character of the Zone. Proposals will be supported where they:

- a) do not reduce the visual or physical separation between Cringleford and Hethersett;
- b) maintain the open and undeveloped character of the Zone; and
- c) do not harm the open character, landscape setting or visual separation provided by the Zone.

Proposals that would narrow or erode the Cringleford Landscape Protection Zone, introduce intrusive built form, or lead to coalescence with Hethersett will not be supported.

Development proposals should be supported by proportionate landscape evidence where their scale, nature or location means they may affect the purpose or character of the Cringleford Landscape Protection Zone.



Local Character and Design Quality

46. Cringleford's character is shaped by a combination of its traditional village core, established post-war neighbourhoods and more recent growth at Roundhouse Park, Cringleford Heights and St Giles Park. The Parish has a distinctive sense of place, defined by its landscape setting, mature trees, green corridors, varied street patterns and a mix of architectural styles that reflect different stages of development. As the Parish continues to expand, it is important that new development responds positively to this varied context and contributes to an attractive, coherent and walkable environment.
47. Consultation for the Neighbourhood Plan highlighted strong support for high-quality design, with residents emphasising the importance of well-proportioned buildings, sensitive use of materials and development that feels connected to its surroundings. Concerns were raised about the impact of taller buildings, inconsistent boundary treatments and the loss of distinct character where new development does not reflect established street and landscape patterns.
48. National planning policy places strong emphasis on the creation of well-designed, sustainable places. The National Planning Policy Framework (NPPF) requires development to be visually attractive, sympathetic to local character, and to create safe, inclusive and accessible environments. This is supported by national design guidance, including the National Design Guide³ and National Model Design Code⁴, which set out principles for context, built form, movement, nature and public spaces. At the local level, Policy 2 of the Greater Norwich Local Plan⁵ requires development to achieve high-quality design that responds to local character, creates attractive and resilient places, and supports healthy and inclusive communities. The Broadland and South Norfolk Design Guide⁶ provides further guidance on layout, building form, materials, boundary treatments, parking and landscape integration. Where national design guidance is updated during the preparation or lifetime of the Plan, references to national design guidance should be read as applying to the latest relevant national design guidance in force at the time a proposal is considered.
49. Building on this strategic framework, the Cringleford Design Code (2025) provides detailed, Parish-specific design expectations. It identifies the distinct character areas within Cringleford, sets out principles for building scale, massing and roofscape, and provides guidance on materials, boundary treatments, street design and landscape-led development. The Design Code

³ [National Design Guide](#)

⁴ [National Model Design Code](#)

⁵ [Greater Norwich Local Plan, Policy 2: Sustainable Communities](#)

⁶ [Broadland and South Norfolk Design Code](#)

emphasises the role of green corridors, views and mature vegetation in shaping local character, and establishes a clear methodology for designing streets and spaces that support walking and cycling.

50. The policies in this chapter bring together national, local and Parish-level design guidance. They require development in Cringleford to reflect local character, comply with the Design Code and contribute to a landscape-led approach that enhances the quality of streets, neighbourhoods and public spaces. They also recognise the importance of protecting existing single-storey dwellings and the need to maintain a mix of housing types that supports a balanced and inclusive community.

Design Principles for New Development

51. Cringleford's character is shaped not only by its varied architecture but also by the relationship between buildings, streets, open spaces and landscape features. Across the Parish, successful development is defined by well-proportioned buildings, thoughtful street layouts, consistent boundary treatments and the strong presence of mature trees and planting. Good design in Cringleford is therefore as much about how places function and feel as it is about architectural style.
52. The Design Code sets out the elements that contribute to this local distinctiveness, including typical building forms, roof profiles, materials, street types and landscape structure. Its purpose is to ensure that new development fits comfortably within its surroundings, contributes to walkable and legible neighbourhoods, and reinforces the characteristics that residents value. **Policy 3** ensures that these principles are applied consistently, requiring proposals to demonstrate a clear response to their context and a commitment to high-quality, place-led design.

Policy 3 Design Principles for Development

Development proposals should achieve high-quality design that responds positively to the character of Cringleford and have regard to the Cringleford Design Code (2025). Proposals should be based on an understanding of the site's context and, where relevant, to their scale, nature and location, should:

- a) respond positively to the scale, height, massing and form of surrounding development, ensuring buildings integrate appropriately with their character area;
- b) use materials, detailing and boundary treatments that complement local character, drawing on the palettes and guidance set out in the Design Code;
- c) create well-designed streets and spaces with active frontages, natural surveillance and layouts that prioritise walking and cycling;
- d) retain and integrate existing trees, hedgerows and landscape features, and incorporate high-quality planting that enhances the character of the development;
- e) ensure that parking, cycle storage, refuse storage and service infrastructure are sensitively designed and do not dominate the streetscene;
- f) provide accessible and inclusive design solutions that meet the needs of a wide range of users and support opportunities for lifelong living; and
- g) ensure development is designed to minimise energy demand, reduce carbon emissions and support long-term climate resilience.

Development proposals that do not demonstrate a clear and proportionate response to the Cringleford Design Code and the site's local context will not be supported.

Character Areas

53. Cringleford is made up of a series of distinct neighbourhoods, each shaped by different periods of development, landscape features and architectural styles. The Cringleford Design Code (2025) groups these into five Character Areas (CA1–CA5). Understanding these areas is essential to ensuring that new development responds sensitively to its surroundings and reinforces the qualities that contribute to the Parish's overall sense of place. The Character Areas do not restrict architectural variety, but they provide an important framework for context-led design.

54. CA1 Pre-War (1945)

CA1 includes the oldest parts of Cringleford around Newmarket Road and the former village centre, including the Cringleford Conservation Area. Buildings are typically set within generous plots with mature gardens, hedgerows and traditional materials such as red and buff brick, clay pantiles and occasional flint detailing. The street pattern is informal and gently curving, reflecting the organic evolution of the original village. The Conservation Area adds a layer of historic and architectural significance, with several buildings, walls, and boundary treatments contributing strongly to local character. Development within CA1 should preserve these qualities by reflecting established forms,

materials, proportions and the traditional relationship between buildings and the street.

55. CA2 Post-War (1945) Residential Areas

CA2 covers the mid-20th century developments that expanded Cringleford after the 1950s. These neighbourhoods are characterised by wide plots, open frontages, mature street trees and a significant number of bungalows. The low-rise, spacious feel of these streets is a defining feature, reinforced by hipped roofs, hedge boundaries and simple brick materials. Maintaining this open character and the presence of single-storey dwellings is particularly important.

56. CA3 21st-Century Neighbourhoods

This area includes Roundhouse Park, Cringleford Heights and St Giles Park. Here the street network is more structured, with a mix of house types, small apartment buildings and community facilities. Materials include red brick, lighter render and occasional feature cladding, with more continuous built frontages than in earlier areas. Landscape corridors and SuDS features remain important elements in defining character. Development should integrate street trees, coherent boundary treatments and appropriate materials to avoid visual clutter.

57. CA4 Strategic Growth Area (North of the A11)

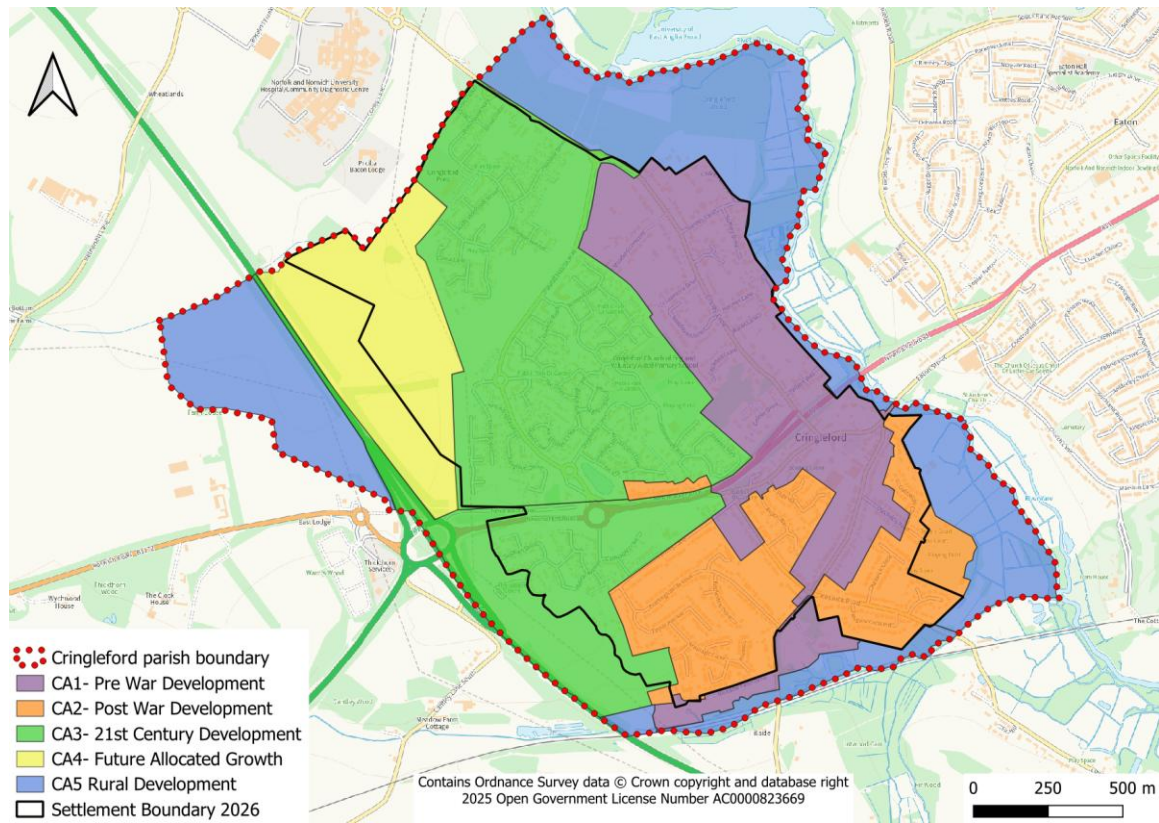
CA4 encompasses the large GNLP allocation to the north of the A11, currently open farmland with hedgerows, long views and natural contours. The Design Code sets clear expectations for a landscape-led approach with strong green infrastructure, sensitive transitions to the Yare Valley, and active travel connections woven through the neighbourhood. New development must create a clear identity while complementing existing areas and maintaining Cringleford's separate settlement character.

58. CA5 Rural Development

CA5 includes the rural surroundings of Cringleford, including farmland, hedgerows, woodland edges and the transition toward the Yare Valley. Development in this area is limited and must respect open views, rural lanes, landscape features and the wider countryside setting. Buildings should be modest, well-screened and use materials that reflect the rural context. Avoiding intrusive height, protecting dark skies and maintaining green edges are key considerations.

59. Together, these Character Areas provide a clear framework for designing new development that sits comfortably within its context. **Policy 4** ensures that proposals demonstrate how they respond to their Character Area and comply with the detailed guidance in the Cringleford Design Code.

Figure 4 Cringleford Character Areas



Policy 4 Character Area Design Principles

Development, including extensions alterations and infill development, should demonstrate how it responds to the Character Area in which it is located, in accordance with the Cringleford Design Code (2025). Proposals should:

- a) identify the relevant Character Area (CA1–CA5) and show how the layout, building scale, height, massing and form reflect the defining characteristics of that area;
- b) use materials, architectural details and boundary treatments that are consistent with the guidance for the Character Area, drawing on locally distinctive cues and the materials palettes set out in the Design Code;
- c) respect the established patterns of streets, building lines, plot widths, roof profiles and landscape structure identified within the Character Area assessment;
- d) retain and incorporate existing trees, hedgerows, green corridors, views and landscape features that contribute positively to the specific Character Area;
- e) where a development site spans more than one Character Area, or lies on the edge of a Character Area, the proposal must demonstrate how the design responds appropriately to the characteristics of each area, including how transitions between character areas are managed through layout, scale, materials and landscape treatment.

Development that does not demonstrate a clear and proportionate response to the relevant Character Area, or that conflicts with the principles set out in the Cringleford Design Code, will not be supported.

Landscape Led Design and Green Infrastructure

60. Cringleford's landscape is fundamental to its identity. Mature trees, hedgerows, open spaces, SuDS corridors and the wider setting of the Yare Valley all contribute to a Parish that feels green, open and well-connected to its surroundings. The Cringleford Design Code (2025) emphasises that new development should be shaped around these landscape features from the outset. A landscape-led approach ensures that existing natural assets are retained and enhanced, and that new spaces, planting and green connections become integral to the design of each neighbourhood.
61. Green infrastructure plays a multifunctional role: it supports biodiversity, helps manage surface water, provides shade and cooling, creates attractive walking and cycling routes, and maintains the green edges that distinguish Cringleford from the surrounding countryside. Community engagement confirmed strong local support for safeguarding the Parish's green character, ensuring new development feels leafy rather than dominated by hard surfacing, and strengthening connections between green spaces, including links to the Yare Valley and wider habitat networks.

62. Across the Parish, the Design Code identifies different components of green infrastructure, including tree-lined streets, hedgerow networks, open spaces, SuDS features and landscape buffers. These elements should form a coherent, Parish-wide framework that enhances character and delivers high environmental quality. In particular, the landscape framework along major transport corridors, including the A47, plays an important role in defining Cringleford's edge, providing visual mitigation, noise buffering and green infrastructure benefits. Outside designated Landscape Protection Zones, new development should retain and enhance these landscape buffers and green connections as part of a landscape-led approach to layout and design.

Policy 5 Landscape-Led Design and Green Infrastructure

Development should, where appropriate to its scale, nature and location, be landscape-led and demonstrate how existing and new landscape features have shaped the layout, design and appearance of the proposal. In accordance with the Cringleford Design Code (2025), development should:

- a) retain and integrate existing trees, hedgerows, woodland edges, green corridors and other landscape features as structuring elements within the layout;
- b) provide new planting that reflects local character, including native trees, hedgerows and high-quality soft landscaping, ensuring that streets and public spaces contribute positively to the Parish's green character;
- c) integrate Sustainable Drainage Systems (SuDS) as positive green infrastructure components, including swales, ponds, rain gardens and landscaped verges, designed to support biodiversity and contribute to high-quality public realm;
- d) maintain and enhance green infrastructure connections across the Parish, including links to strategic green corridors, landscape buffers along major transport corridors such as the A47, and green edges that define Cringleford's settlement boundary, where these fall outside designated Landscape Protection Zones;
- e) ensure boundary treatments, walls, fencing and parking areas are sensitively designed and do not create harsh or visually intrusive edges, particularly along rural boundaries and key approaches; and
- f) incorporate street trees and green verges into street design to support shading, cooling, biodiversity and a coherent street character.

Development that would result in the loss of significant landscape features, weaken green infrastructure connections, or create hard and visually intrusive streets or edges that conflict with the Cringleford Design Code will not be supported.

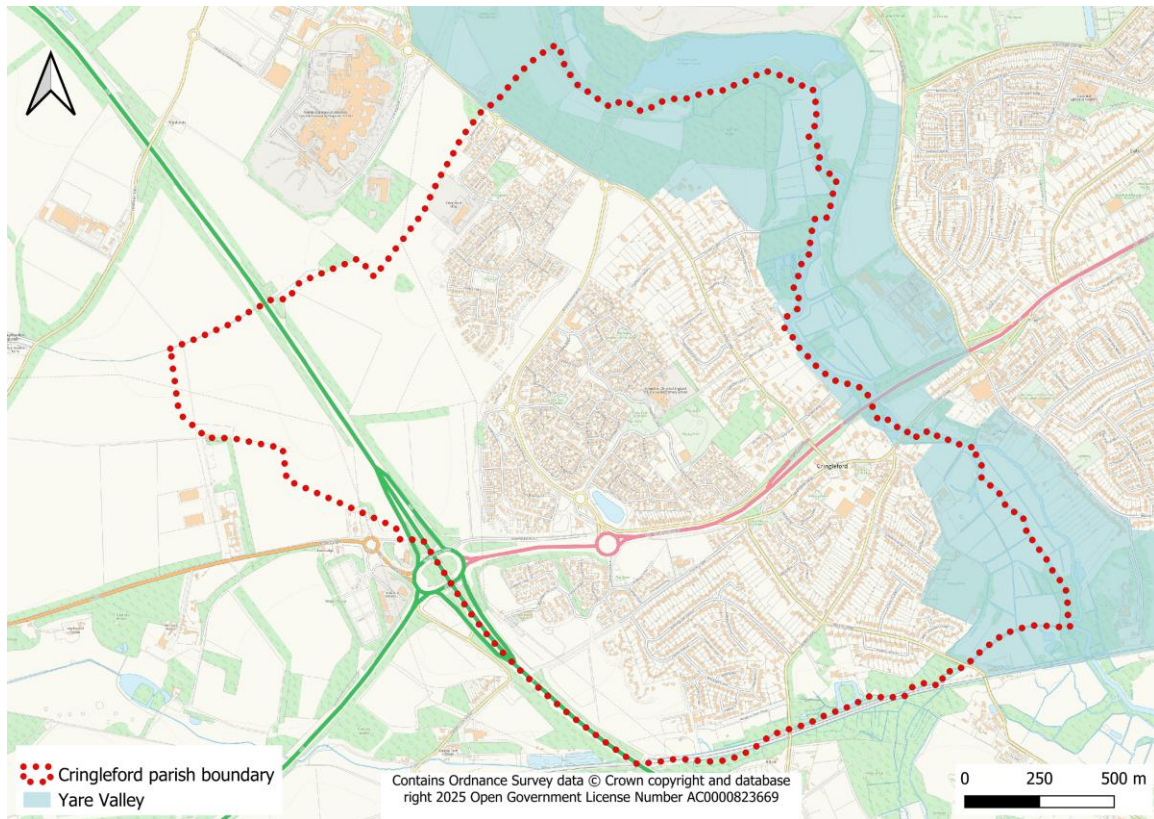
Proposals should demonstrate how site layout has been shaped by existing landscape assets at the earliest design stage.

Yare Valley

63. The River Yare forms the northern and eastern boundary of Cringleford Parish and is one of its most distinctive landscape features. The valley provides a strong natural edge to the built-up area, separating Cringleford from Norwich and Eaton, and creating an attractive green setting for the Parish. Its meadows, woodland and watercourses also support a rich variety of wildlife and form part of a wider ecological network along the river corridor.
64. The Yare Valley described in this Plan and shown in Figure 5, is not a statutory planning designation. It is a locally derived area informed by the South Norfolk River Valley landscape character area, feedback from the Yare Valley Society and local understanding, and has been included to identify the

important landscape, ecological and recreational role that the River Yare corridor plays in shaping Cringleford's setting and identity.

Figure 5 The Yare Valley extent⁷



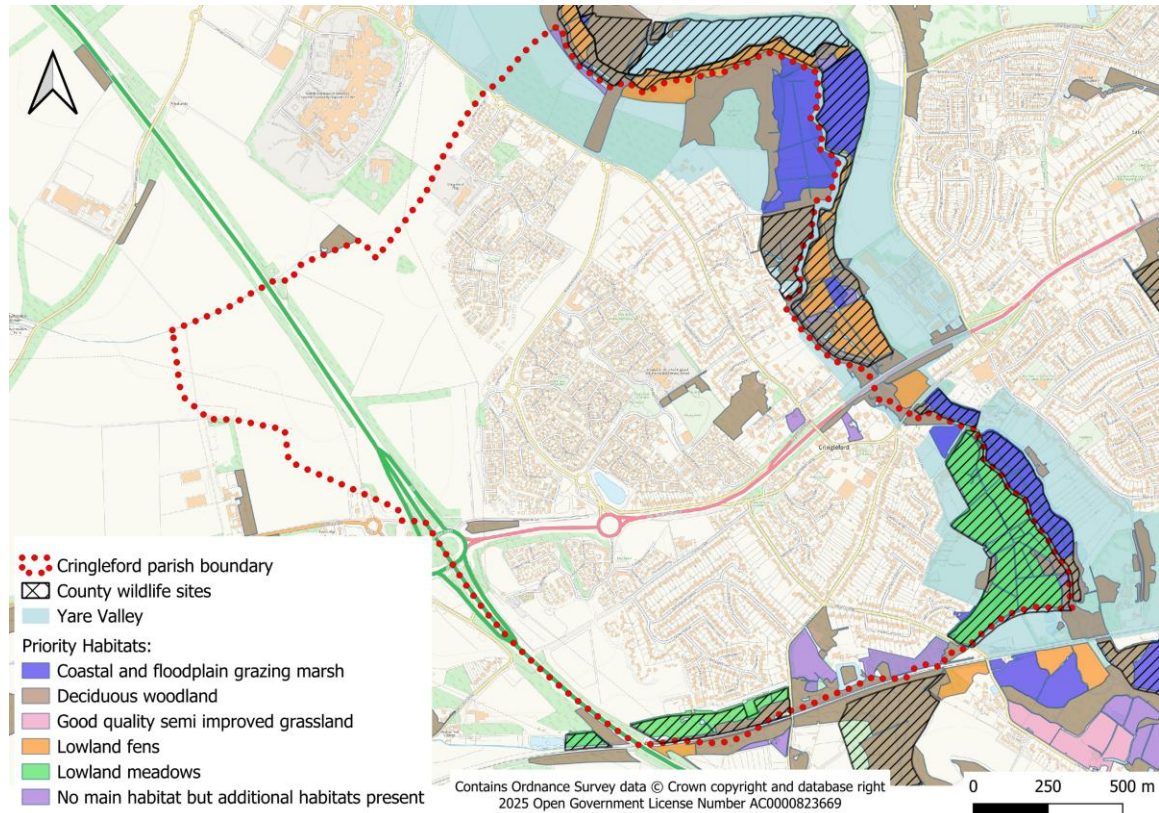
65. The valley is highly valued by residents both for its natural qualities and for the opportunities it offers for informal recreation, walking and views across the landscape. Protecting the openness and landscape character of the valley is an important part of maintaining Cringleford's setting.
66. The Yare Valley has long been recognised in planning policy as a multifunctional green corridor of strategic importance and is identified in the Greater Norwich Local Plan⁸ as a natural boundary to the city and an area where development should be carefully managed. Consultation for the Neighbourhood Plan confirmed strong support for protecting the openness of the valley and ensuring that new development does not intrude into its setting. Residents also highlighted the importance of improving access to the valley for walking and cycling, while safeguarding its biodiversity and quiet character.

⁷ Sources: Ordnance Survey data, South Norfolk Landscape Character Assessment (2001 and 2012 update), feedback from the Yare Valley Society and Collective Community Planning analysis (2026).

⁸ [Policy 3 - Environmental Protection and Enhancement](#)

67. Cringleford supports a network of important habitats and wildlife sites, including Priority Habitats⁹ and County Wildlife Sites¹⁰, which contribute to biodiversity, ecological connectivity and the wider green infrastructure network. Priority Habitats are habitats considered to be of principal importance for the conservation of biodiversity in England, whilst County Wildlife Sites are locally designated areas recognised for their substantive nature conservation value.

Figure 6 Yare Valley with Priority Habitats and County Wildlife Sites



68. The Neighbourhood Plan therefore includes a specific policy on the Yare Valley, reinforcing the strategic protection already in place but adding local detail about the Parish's priorities. This includes maintaining openness, protecting key views, enhancing its role as a green corridor, and supporting sensitive improvements to public access.

69. This policy complements, rather than duplicates, the statutory Biodiversity Net Gain requirements by focusing on locally important ecological networks,

⁹ Priority Habitats are Habitats of Principal Importance identified under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

¹⁰ County Wildlife Sites are non-statutory sites recognised for their substantive local nature conservation value and identified through the Norfolk Biodiversity Information Service and Local Sites partnership.

strategic opportunities for habitat enhancement and the priorities identified through the Norfolk Local Nature Recovery Strategy (LNRS)¹¹.

70. The Norfolk LNRS provides the statutory spatial strategy for nature recovery across Norfolk. It identifies Areas of Particular Importance for Biodiversity (APIB) and Areas that Could Become of Importance to Biodiversity (ACB), which help identify opportunities to protect, enhance and strengthen ecological networks. These areas complement existing biodiversity assets within Cringleford, including Priority Habitats and County Wildlife Sites, and provide additional guidance on where habitat creation and enhancement could deliver the greatest strategic benefits.

Policy 6 The Yare Valley

The Yare Valley, as shown on Figure 5 and the Policies Map, is an important multifunctional green corridor and a defining feature of Cringleford's identity. Development proposals within, adjacent to, or affecting the Yare Valley should, where appropriate to their scale, nature and location:

- a) maintain the openness of the valley and avoid adverse impacts on its landscape character;
- b) safeguard habitats, biodiversity and ecological connectivity; and
- c) support sensitive and inclusive improvements to public access for walking and cycling.

Development proposals should, where appropriate to their scale, nature and location, demonstrate how they respond to the Priority Habitats, County Wildlife Sites and relevant priorities identified through the Norfolk Local Nature Recovery Strategy, protecting these important biodiversity assets and seeking opportunities to maintain and enhance ecological connectivity where feasible.

Development proposals should avoid the loss of openness, the introduction of intrusive built form, or other impacts that would erode the role of the valley as an important landscape setting and natural transition between Cringleford and Norwich.

¹¹ [Norfolk's Local Nature Recovery Strategy](#)



Local Green Spaces and Green Corridors

71. Cringleford's green spaces and green corridors are central to the Parish's character, wellbeing and environmental quality. Valued green spaces such as the Village Green, The Willow Centre green, The Recreation Ground, and smaller parks and play areas provide opportunities for recreation, children's play and informal enjoyment of nature. These spaces also contribute to Cringleford's distinctive, leafy setting and are highly valued by the community.
72. Alongside these spaces sits a wider network of green corridors, including hedgerow-lined lanes, tree belts, landscaped green links within newer developments and the edges of the Yare Valley. These corridors play a vital role in supporting biodiversity, linking habitats across the Parish and providing attractive walking and cycling routes that connect neighbourhoods and community facilities. The Cringleford Design Code (2025) highlights their importance both as ecological assets and structuring elements within neighbourhoods.
73. Feedback from the 2024 Parish survey confirms strong local support for protecting green spaces from development, maintaining mature trees and hedgerows, improving connections between green areas and strengthening the network of green corridors. National planning policy promotes the protection and enhancement of the natural environment, including the creation and restoration of ecological networks and multifunctional green infrastructure. The Greater Norwich Local Plan similarly recognises the importance of connected green infrastructure and seeks to avoid the fragmentation of these networks.
74. This chapter designates Local Green Spaces of particular value to the community and sets out expectations for the protection and enhancement of green corridors. Together these policies help ensure that Cringleford's green infrastructure is safeguarded for current and future generations.

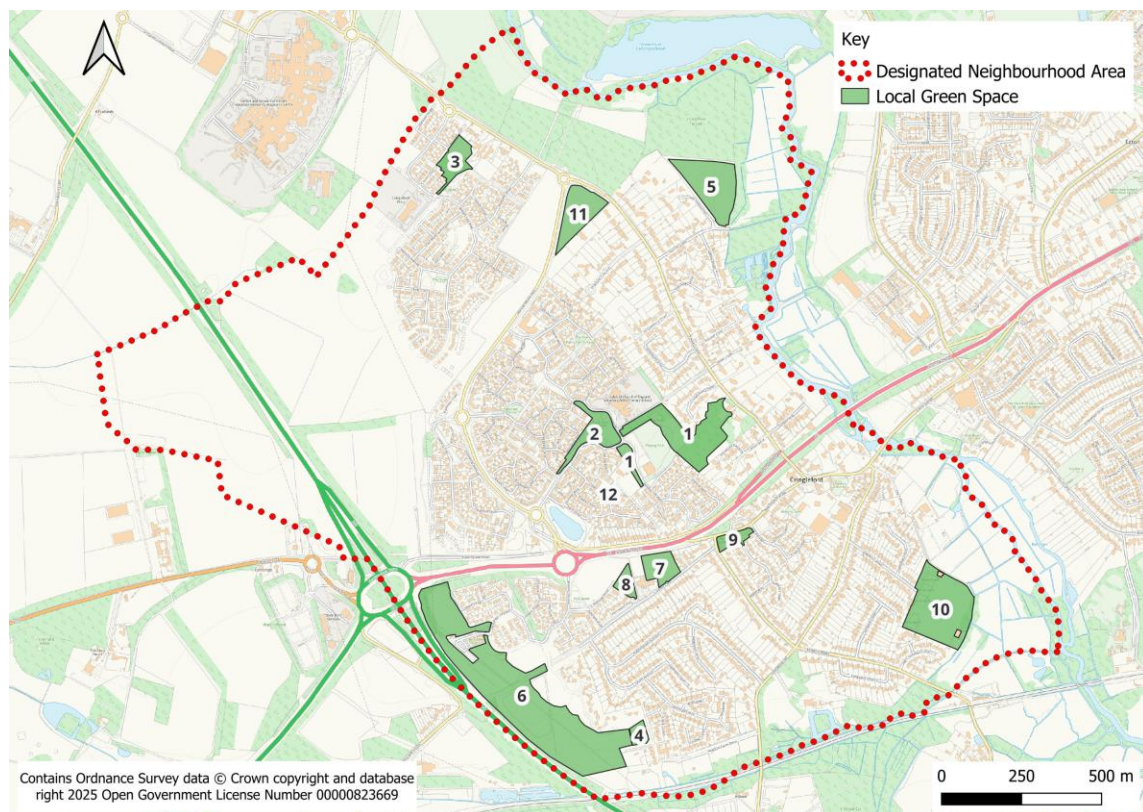
Local Green Spaces

75. Local Green Space designation offers a high level of protection to green areas that are of particular importance to the community. The Cringleford Local Green Space Assessment (2025) has reviewed potential spaces across the Parish using the criteria set out in national planning policy relating to Local Green Space designation, including proximity to the community, demonstrable local significance, local character and scale.
76. The assessment was informed by community consultation undertaken in November 2024, during which residents were invited to suggest green spaces they felt should be protected. These submissions, together with sites identified by the Parish Council and the Neighbourhood Plan Steering Group, were assessed through site visits, desktop review and evaluation against national criteria.

77. The process identified a range of spaces that are highly valued for their recreational use, wildlife habitat, contribution to local character, historic importance, or as green buffers within the settlement. The assessment concluded that these spaces satisfy the national criteria for Local Green Space designation and are shown on **Figure 7** and described in the supporting Local Green Space Assessment. Individual maps of each Local Green Space are in Appendix C.

78. Local Green Space designation does not prevent appropriate enhancement or positive management of these spaces. Works that support informal recreation, biodiversity, landscape quality, accessibility or community use may be appropriate where they are consistent with national policy and do not undermine the reasons for which the space has been designated.

Figure 7 Local Green Space



79. Although the UEA woodland and Cringleford Wood and Marsh are both valued by residents, neither was considered suitable for Local Green Space designation because of their scale and relationship with the wider Yare Valley green infrastructure network. Their environmental, landscape and recreational value is instead recognised in the Local Green Space Assessment and in the Plan through policies on the Yare Valley and green corridors.

Policy 7 Local Green Spaces

The following sites, as shown on Figure 7 and identified in the Cringleford Local Green Space Assessment (2025), are designated as Local Green Spaces:

1. Woodland and green space adjacent to The Willow Centre
2. Green space opposite the Primary School
3. Community Orchard and Allotments, Cringleford Heights
4. St Giles Community Orchard
5. Cringleford Meadow
6. St Giles Park Leisure Area
7. Green space east of Cringleford Surgery
8. St Giles Pond
9. Village Green
10. Oakfields Road Recreation Ground
11. Green space east of Round House Way
12. The Jubilee Garden, Lobelia Lane

Development proposals affecting a designated Local Green Space will be managed in accordance with the Local Green Space provisions of the National Planning Policy Framework.

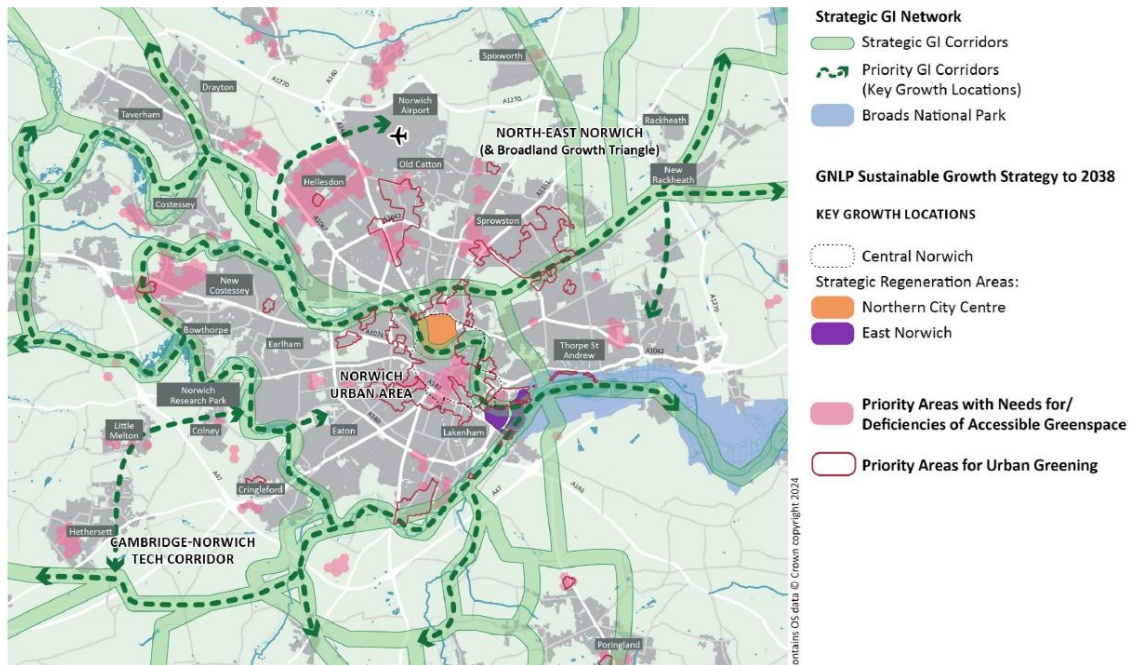
Proposals for the positive management, enhancement and ongoing use of designated Local Green Spaces will be supported where they are compatible with their openness, purpose and local significance.

Green Corridors

80. Cringleford contains a network of green corridors that form part of a wider ecological and landscape framework extending across the Greater Norwich area. These corridors include hedgerows, tree belts, woodland edges, meadows and landscaped greenways within more recent developments. Together, they support biodiversity, provide movement routes for wildlife and contribute to the Parish's green and leafy character. Many also serve as attractive walking and cycling routes linking neighbourhoods, schools, community facilities and open spaces.
81. The Greater Norwich Green Infrastructure Strategy (2025) identifies a strategic green infrastructure corridor following the River Yare valley along Cringleford's eastern boundary. The Strategy also shows a strategic green infrastructure link extending south-west from Cringleford towards Hethersett, connecting habitats and green spaces across the rural fringe. These corridors play an important role in linking habitats, supporting nature recovery, enabling

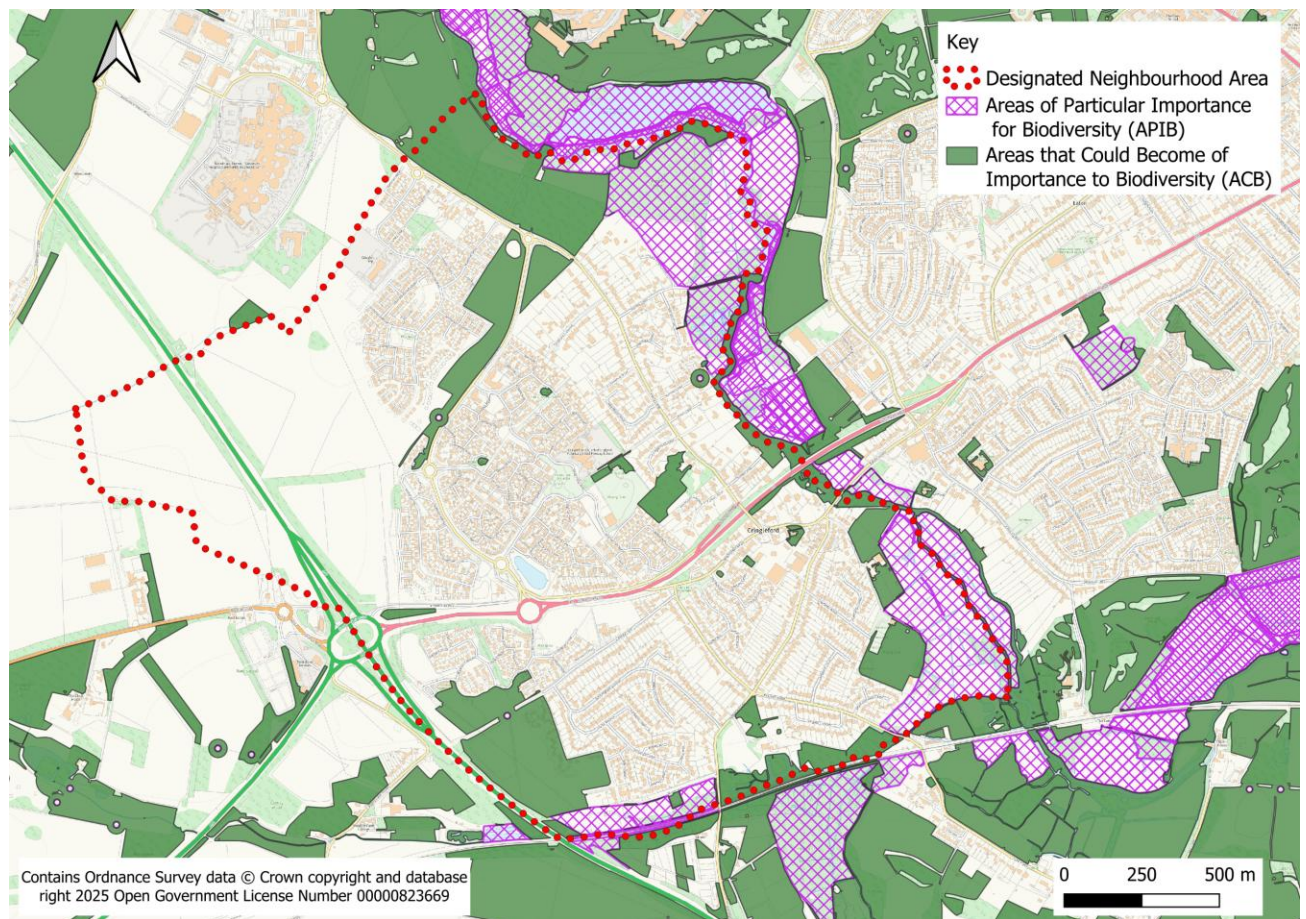
active travel and forming part of a wider green network around Norwich. They are shown in **Figure 8**.

Figure 8 Greater Norwich Strategic GI Network : Norwich Urban Area & Fringes, GNLP Green Infrastructure Strategy 2025



82. The Norfolk LNRS provides the statutory spatial strategy for nature recovery in Norfolk. Within Cringleford, the mapped green corridor network overlaps with areas identified on the Norfolk Local Habitat Map, including areas of particular importance for biodiversity and areas that could become of importance for biodiversity. These areas provide a useful spatial guide for where habitat protection, creation and enhancement may be most beneficial. LNRS mapping for Cringleford is shown in the figure below:

Figure 9: Local Nature Recovery Strategy Local Habitat Map for Cringleford (2026)



83. Policy 8 should be applied alongside statutory biodiversity net gain requirements and relevant Local Plan policy. It does not alter the statutory biodiversity net gain regime, but helps to guide how biodiversity, green infrastructure and landscape measures can be integrated into development in a way that strengthens local ecological connectivity.

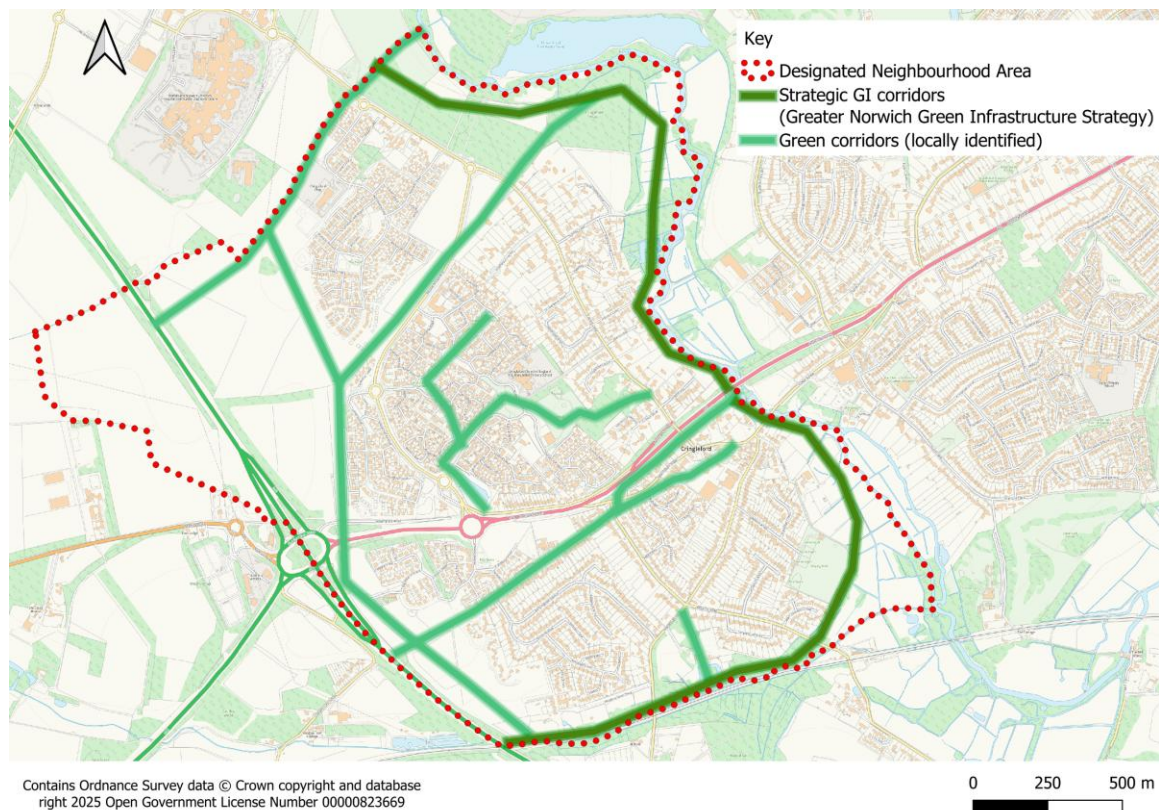
84. The Greater Norwich Local Plan (Policy 3 Environmental Protection and Enhancement) reinforces the importance of protecting and strengthening green infrastructure networks. It requires development to avoid the fragmentation of ecological corridors, contribute to biodiversity enhancement, integrate green infrastructure into site design and support strategic habitat connections. The Neighbourhood Plan builds on this strategic direction by identifying locally significant corridors within Cringleford and ensuring that future development maintains and enhances their ecological, landscape and movement functions.

85. Community consultation in 2024 highlighted strong local support for retaining mature hedgerows and tree belts, protecting wildlife movement routes, and

improving the quality and continuity of green corridors as part of new development. The Cringleford Design Code (2025) also emphasises the role of green corridors as structuring elements within neighbourhoods, helping to define character, integrate SuDS and open spaces, and provide safe, overlooked walking and cycling routes.

86. **Policy 8** therefore provides targeted protection for the strategic and local green corridors identified on **Figure 10**. It ensures that development integrates with this network and strengthens Cringleford's green infrastructure for the benefit of both people and wildlife.

Figure 10 Green Corridors



Policy 8 Green Corridors

Where appropriate to their scale, nature and location, development proposals should protect and, where practicable, enhance the network of green corridors identified on **Figure 10** and the Policies Map. These include:

- the strategic green infrastructure corridor following the River Yare valley along Cringleford's eastern boundary;
- the strategic green infrastructure link extending south-west from Cringleford towards Hethersett, connecting habitats and green spaces across the rural fringe;
- central green corridors running through Roundhouse Park, Cringleford Heights and St Giles Park, including green wedges, retained hedgerows and the landscaped SuDS and open-space network;
- peripheral green corridors forming green edges to the Parish, including the southern boundary towards Keswick and the western edges adjoining open countryside; and
- local green connections within residential areas, such as hedgerow-lined lanes, tree belts and landscaped greenways that link parks, play areas and pedestrian and cycle routes.

Proposals affecting these corridors will be supported where they:

- a) maintain the continuity of the corridor and avoid loss, severance or significant narrowing of existing green links;
- b) retain mature vegetation and, where practicable, improve habitat quality through native planting or other ecological features, having regard to the Norfolk Local Nature Recovery Strategy and opportunities to strengthen ecological networks;
- c) integrate the corridor into the design and layout of development, so that it remains multifunctional, well-defined and connected to the wider green infrastructure network;
- d) provide, where appropriate, safe, overlooked and direct pedestrian and cycle routes along or through the corridor, in accordance with the Cringleford Design Code; and
- e) respect the landscape role of green corridors, including maintaining green settlement edges and transitions to the Yare Valley and the surrounding countryside.

Development proposals that would result in significant harm to the continuity, landscape role or ecological function of a strategic or local green corridor should demonstrate how that harm has been avoided, minimised or, where necessary, mitigated.



Housing Mix and Local Needs

87. Cringleford has experienced substantial growth over recent decades, but the Parish's housing stock remains heavily skewed towards larger family homes. Evidence prepared for this Neighbourhood Plan, including the Housing Needs Assessment and community consultation, identifies a clear and ongoing need for a wider mix of homes, particularly smaller dwellings, accessible accommodation and homes that support residents at different stages of life.
88. The 2024 Parish survey and the Cringleford Housing Needs Assessment (AECOM, 2025) confirm that this remains one of the Parish's clearest housing priorities. The HNA highlights:
- an under-supply of bungalows and single-storey accessible homes, despite strong demand from older residents wishing to downsize;
 - a need for more smaller homes, including one and two-bedroom properties, to support younger households and first-time buyers;
 - continued demand for affordable home ownership options, including shared ownership and other intermediate tenures;
 - growing demand for adaptable and accessible homes, reflecting an ageing population and the desire to enable residents to remain within the Parish throughout their lives; and
 - limited opportunities for self-build and custom-build housing, despite demonstrable local interest.
89. These findings align closely with community engagement, which identified a strong desire to provide homes that enable people to remain in Cringleford as their circumstances change and to create a more balanced housing stock that supports a diverse and inclusive community.
90. Single-storey homes, particularly bungalows, form an important part of this housing mix. In addition to providing opportunities for older residents to downsize whilst remaining in the Parish, they also support people with mobility needs and contribute positively to the character of several established residential areas, where lower rooflines and generous plots create a distinctive and spacious streetscape.
91. Despite this, bungalows currently make up a relatively small proportion of Cringleford's housing stock and very few have been delivered as part of recent development. Parish survey results also highlighted concerns about the gradual loss of existing single-storey homes through extensive alterations or replacement with larger dwellings. Whilst recognising that planning applications must be considered on their individual merits, the retention of a range of housing types, including single-storey homes, is an important consideration in maintaining a balanced housing stock for current and future residents.

92. The Greater Norwich Local Plan requires development to respond to local housing needs, whilst the Cringleford Design Guide provides detailed expectations for integrating different house types and forms into the Parish's character areas. Together, the policies in this section seek to ensure that future development delivers a wider range of homes, including smaller properties, accessible and adaptable dwellings, opportunities for self-build and custom-build, and retains an appropriate supply of single-storey homes within the Parish.

Policy 9 Retaining Single-Storey Homes

Single-storey homes, including bungalows, make an important contribution to meeting local housing needs in Cringleford and supporting a balanced housing stock.

Development proposals involving the extension, alteration or replacement of bungalows and other single-storey dwellings should seek to retain this important housing type wherever possible.

Proposals that would result in the loss of a single-storey home will only be supported where it can be demonstrated that:

- a) the proposal would not undermine the availability of single-storey homes within the Parish, having regard to identified local housing needs;
- b) the proposal would continue to provide accessible and adaptable accommodation, where appropriate;
- c) the proposal respects the established scale, height, massing and character of the surrounding area and the relevant Character Area; and
- d) the proposal accords with the Cringleford Design Guide.

Particular support will be given to proposals that retain existing single-storey homes or provide replacement homes that continue to contribute towards meeting local demand for accessible and age-friendly housing.

Policy 10 Housing Mix and Local Needs

Development proposals should deliver a balanced mix of homes that responds to the local housing needs identified in the Cringleford Housing Needs Assessment (AECOM, 2025).

Where appropriate to the scale, nature and location of the development, proposals should:

- a) prioritise the provision of smaller homes, including one and two-bedroom properties, to improve housing choice for younger households, first-time buyers and smaller households;
- b) provide accessible, adaptable and age-friendly homes, including opportunities for bungalows and other single-storey homes, to support older residents

wishing to downsize and enable residents to remain within the Parish throughout their lives;

- c) support self-build and custom-build opportunities, either as individual plots or as part of larger schemes;
- d) ensure that affordable housing provision responds to identified local needs and includes a range of tenures where appropriate; and
- e) demonstrate how the proposed housing mix responds to site characteristics, the surrounding area and the Cringleford Design Guide. Proposals that do not demonstrate how they respond to local housing needs, or that significantly over-provide larger family homes without clear justification, will not be supported.

Particular support will be given to proposals that address identified gaps in the Parish's housing stock, including smaller homes and accessible accommodation.



Community Infrastructure and Recreation

93. Cringleford benefits from a broad range of community infrastructure that supports daily life, health and wellbeing. This includes The Willow Centre and The Jubilee Centre, The Recreation Ground, tennis courts, primary schools, play areas and the Cringleford Surgery. These facilities play a crucial role in supporting the Parish's social, educational, recreational and health needs. As the Parish has grown, demand for these facilities has increased, placing pressure on their capacity and highlighting the need for future expansion or enhancement.
94. The 2024 Parish survey showed strong support for continued investment in community facilities, including improved health provision, accessible indoor and outdoor spaces, and enhancements to play and recreation areas. Residents also emphasised the importance of ensuring that community facilities are easy to reach by walking and cycling and supported by high-quality surroundings. The role of Cringleford Surgery, in particular, was highlighted as an essential service that may require additional space to meet future needs as the population grows.
95. National planning policy recognises the importance of ensuring that development is supported by appropriate infrastructure and community facilities. The National Planning Policy Framework (NPPF) requires planning policies to support healthy, inclusive and safe communities, guard against the unnecessary loss of valued facilities, and ensure that development is coordinated with the provision of services such as healthcare, education, community halls, sports facilities and open spaces. It also promotes accessible, well-connected environments that encourage walking and cycling, support social interaction, and contribute to healthier lifestyles.
96. At the local level, the Greater Norwich Local Plan includes policies that protect existing community facilities, support new or enhanced provision, and require development to contribute to the infrastructure needed to serve growing populations. In particular, Policy 4 (Planning Sustainable Communities) supports the delivery of healthy and inclusive communities, whilst Policy 7.1 (The Norwich Urban Area Including the Fringe Parishes) recognises the role of strategic infrastructure and community facilities in supporting growth around Norwich. The Broadland and South Norfolk Design Guide further reinforces these principles by emphasising the quality of public spaces, safe routes to community buildings and the importance of inclusive, accessible local facilities.
97. Ensuring that Cringleford continues to have sufficient and well-located community infrastructure is essential to maintaining a balanced and inclusive community. This includes both the retention and improvement of existing facilities and the safeguarding of land where future expansion may be required. Open spaces, sports provision, and informal recreation areas also

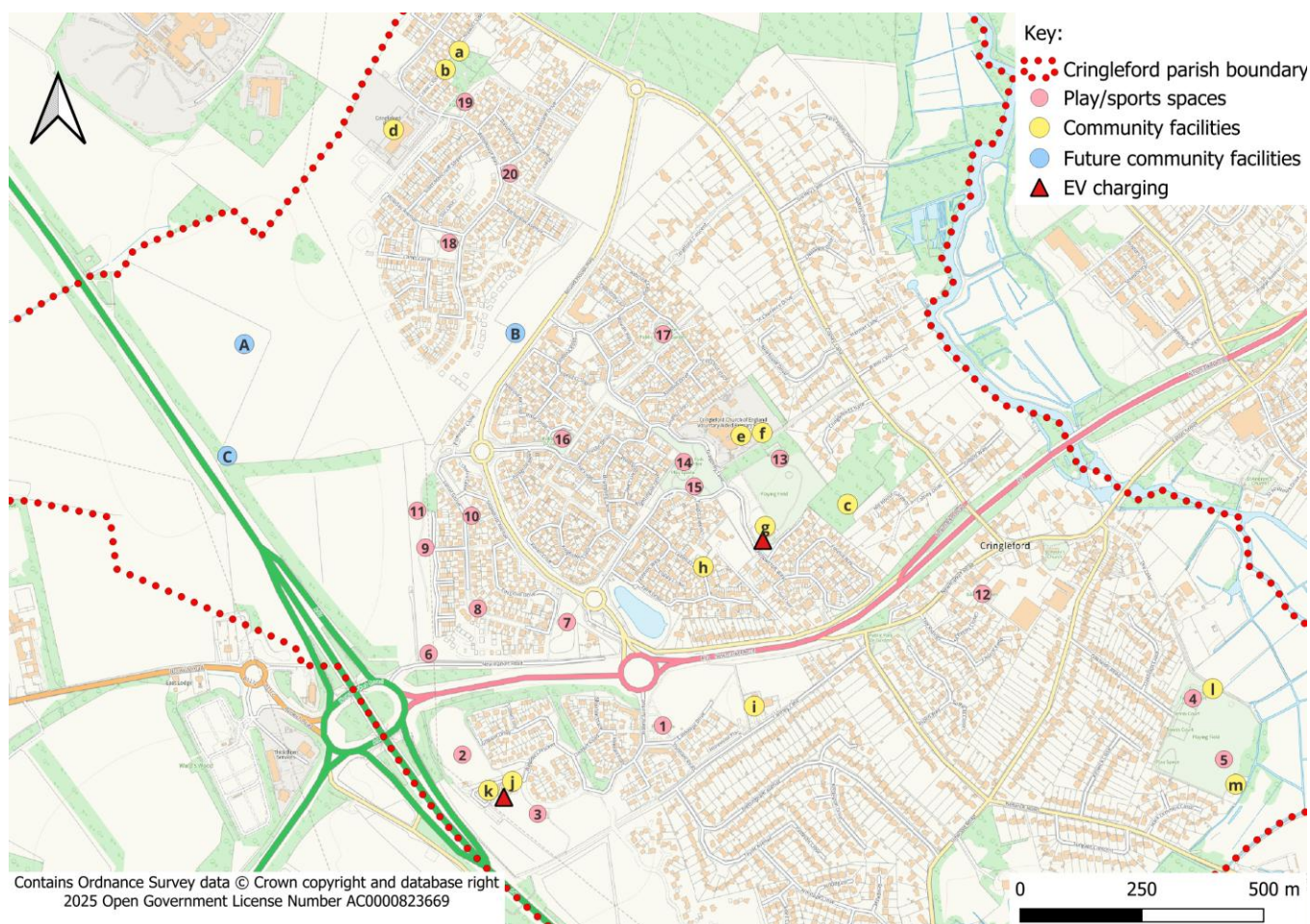
contribute significantly to the quality of life in the Parish and support physical and mental wellbeing.

98. The policies in this chapter aim to protect and enhance community facilities, support new provision where appropriate, and ensure that development contributes to the high-quality recreational, social and health infrastructure needed to sustain Cringleford's growing community.

Community Infrastructure

99. Cringleford's community facilities provide essential services for residents, including health care, education, recreation and spaces for social and cultural activities. Community engagement for the Neighbourhood Plan highlighted the importance residents place on safeguarding these facilities and ensuring they remain fit for purpose as the Parish continues to evolve.
100. A range of facilities are shown in **Figure 11**, including community buildings, Cringleford Surgery, schools and nursery provision, sports pitches and play spaces. Mapping these facilities provides a clear picture of the current distribution of provision across the Parish and helps identify where improvements, expansion or safeguarding may be required as the population grows.

Figure 11 Community facilities



Key to figure 10

Play/sports spaces	Community facilities	Future facilities
1. Play area 2. Sports pitches 3. Recreation area 4. Tennis courts 5. Sports pitches and play space 6. Play space 7. Play space 8. Play space 9. Play space 10. Play space 11. Play space 12. Bowls Green 13. Sports area and pump track 14. Play space	a. Allotments b. Community orchard c. Woodland Trail d. Primary School e. Primary School f. Pre-school g. The Willow Centre h. The Jubilee Garden i. Cringleford Surgery j. The Jubilee Centre k. Nursery l. The Pavillion m. Scouts' hut	A. Future play space B. Future play space C. Future allotments

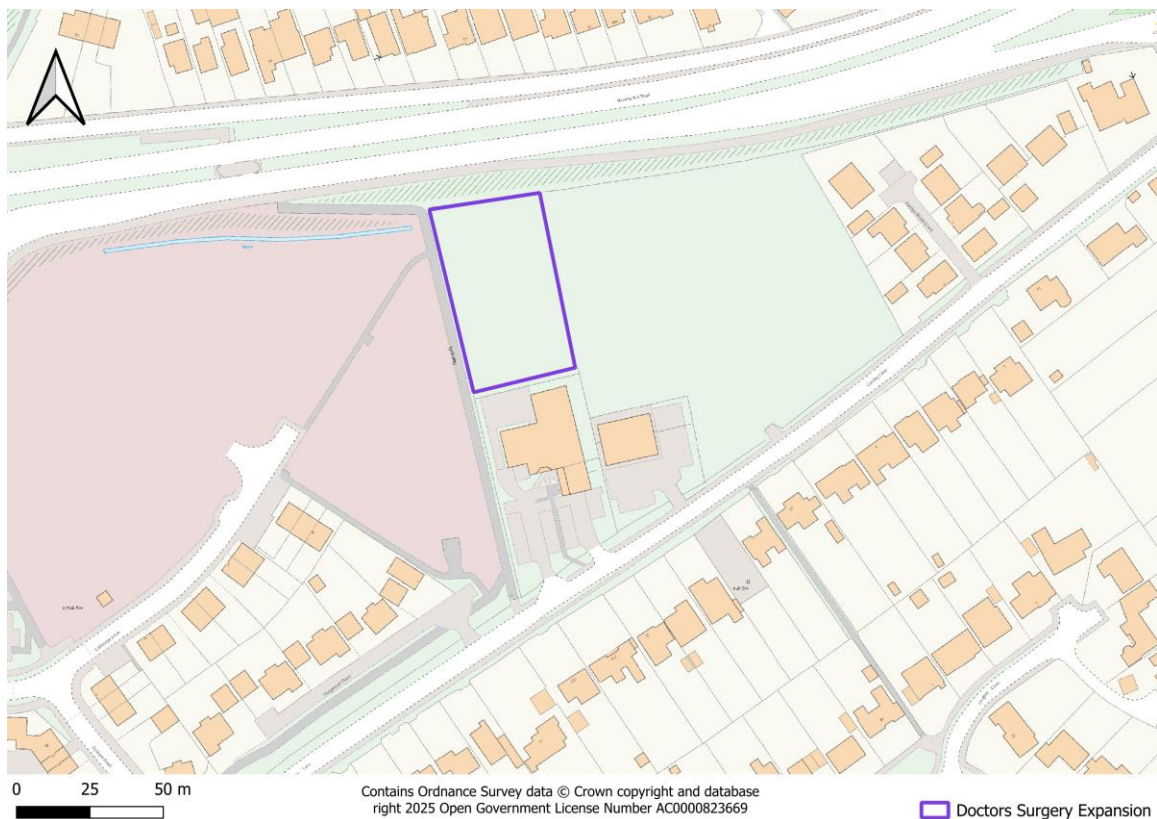
15. Outdoor gym		
16. Play space		
17. Play space		
18. Play space		
19. Play space		
20. Play space		

101. Mapping existing provision highlights the range of facilities available within the Parish, but community engagement also identified clear gaps and pressures that affect day-to-day life in Cringleford. A consistent theme from residents and Parish Councillors was that community infrastructure needs to keep pace with population growth, particularly in relation to health services and the capacity of community venues. Respondents emphasised the importance of facilities being easy to access on foot and by cycle, supported by safe and attractive routes, and designed so that they feel welcoming and usable for people of all ages.
102. Community engagement also highlighted the importance of access to a broader range of shops and services, both within Cringleford and in nearby settlements, alongside additional capacity within existing community venues and spaces that support social interaction, wellbeing and cultural activity for all age groups. Respondents also raised the importance of planning for future needs, including burial provision, education capacity and facilities that can adapt over time as the Parish continues to grow.
103. The most frequently raised priority through community engagement was local health provision. Cringleford Surgery was consistently identified as an essential facility for the Parish, and the Neighbourhood Plan recognises the importance of ensuring that health infrastructure is able to keep pace with growth. The practice currently serves a registered list of approximately 7,199 patients and has seen continued growth. The wider practice list is 22,275, and the Integrated Care Board holds projected growth data for the area.
104. The practice has advised that it is already experiencing operational pressure due to limited space and room capacity, which is constraining the ability to deliver and retain certain non-core services that support community wellbeing. This includes services such as social prescribing and enhanced mental health support and may affect the ability to expand or maintain other local provision over time. The practice has confirmed that the main requirement is for additional multi-use consultation rooms, alongside improved functionality of the premises.
105. The surgery site is constrained and effectively landlocked, limiting options for expansion within the existing curtilage. The practice has advised that there are no suitable alternative premises available locally to meet this need, and that options for relocation have been explored over a number of years. The practice is progressing a phased approach to improving capacity, including an

internal reconfiguration project to increase the number of consultation rooms, and proposals for a further side extension (subject to financial arrangements). A longer-term option of utilising roof space has also been identified, although this may have significant practical implications for continued operation of the surgery during construction.

106. In addition to internal space constraints, the practice has highlighted that on-site parking provision was originally designed for a much smaller facility and has not kept pace with expansion, with the surgery now operating with a significantly higher number of consultation rooms and an on-site pharmacy. This reinforces the importance of taking a planned and long-term approach to safeguarding the ability of Cringleford Surgery to function effectively and expand where necessary.
107. In light of this evidence, the Neighbourhood Plan identifies land to the rear of Cringleford Surgery, as shown on **Figure 12**, as an area where future expansion of health facilities may be required within the plan period. **Policy 11** safeguards this land from development that would prejudice the potential for essential health infrastructure improvements, while supporting proposals for expansion or enhancement of local health provision where these are consistent with other Neighbourhood Plan policies.

Figure 12 Land behind Cringleford Surgery



108. Community venues such as The Willow Centre and The Jubilee Centre play an important role in Parish life, hosting a wide range of social, cultural, recreational and wellbeing activities. Community feedback highlighted the importance of ensuring that these facilities are able to adapt and expand where appropriate to meet growing demand, while retaining the open spaces and green setting that contribute to their value. The Neighbourhood Plan therefore supports a balanced approach that safeguards both community facilities and the green spaces that support their use.

Policy 11 Community Infrastructure

Development proposals should, where appropriate to their scale, nature and location, protect, enhance and support the delivery of community facilities that meet the needs of Cringleford's residents. Community facilities for the purposes of this policy are those identified on **Figure 10** including community buildings, Cringleford Surgery, schools, nurseries and formal recreation spaces.

Proposals affecting these facilities should:

- a) enhance the quality, accessibility or capacity of existing community facilities;
- b) provide new or expanded community facilities, including health, education, retail, cultural and wellbeing uses, in locations that are accessible by walking, cycling and public transport; and
- c) demonstrate that any proposed loss or change of use of a community facility is supported by clear evidence that the facility is no longer needed, or that adequate alternative provision is available within the Parish. Evidence should be provided in accordance with relevant strategic planning policies, including South Norfolk Development Management Policy DM3.16 where applicable.

Safeguarding of land for Cringleford Surgery:

- d) Land to the rear of the Cringleford Surgery, as shown on **Figure 12**, is identified as an area where future expansion of health facilities may be required. Development proposals should avoid prejudicing the potential expansion of health facilities in this location; and
- e) Proposals for the expansion or improvement of Cringleford Surgery, or the delivery of new health facilities within the Parish, will be supported where they accord with other policies in this Plan.

Community Priorities and Future Projects

109. The following priorities have been identified through community engagement, Parish Council discussions and the Neighbourhood Plan process. They do not form part of the statutory planning policies of this Neighbourhood Plan and will not be used to determine planning applications. Instead, they provide a framework to guide future investment, partnership working, funding bids and the use of developer contributions where appropriate. These priorities may evolve over time as opportunities arise and additional evidence becomes available.

Community Priorities and Future Projects
Health and Wellbeing • Expansion of existing GP facilities. • Opportunities for integrated health, wellbeing and support services. Community Hubs and Local Services • Improved access to everyday shops and services, including food retail, convenience provision, and other local services. • Enhanced capacity and flexibility at existing community venues, including The Willow Centre and The Jubilee Centre. Education, Young People and Recreation • Planning for future education capacity. • Additional facilities and spaces for young people. Recreation opportunities that support all age groups. • Culture and Community Life • Opportunities for informal outdoor events, performances and gathering spaces where these can be accommodated sensitively. Long-term Infrastructure • Future burial provision. • Walking, cycling and public transport improvements that improve access to community facilities. Important trees • Improve local knowledge of important trees possibly through the creation of a local inventory of important trees.

110. The Parish Council will work with South Norfolk Council, Norfolk County Council, health providers, landowners, community organisations and other partners to explore opportunities to deliver these priorities. This work may be supported through developer contributions, Neighbourhood Community Infrastructure Levy funding and other external funding opportunities where available. As projects are developed further, they may be prioritised and refined to create a realistic and deliverable programme that responds to the changing needs of the Parish over time.



Recreation and Open Space

111. Cringleford benefits from a strong range of recreation and open space provision, including formal sports pitches, play areas, informal green spaces and facilities associated with the Willow Centre, Jubilee Centre and Recreation Ground. These spaces play an important role in supporting physical activity, social interaction and community wellbeing across all age groups.
112. The Parish Council's Recreation Strategy (2026) confirms that Cringleford is generally well provided for in terms of formal outdoor sports facilities, many of which are heavily used and valued by residents. The Strategy identifies that the focus over the plan period should be on maintaining and improving existing provision, completing committed projects, and enhancing informal recreation opportunities, rather than delivering additional large-scale formal sports facilities.
113. Community engagement highlighted the importance of accessible, well-designed and welcoming open spaces that support everyday use. Residents placed particular emphasis on the quality of play provision, noting that existing facilities are not always sufficiently engaging or inclusive for children and young people. The Strategy similarly identifies a need to improve the quality and variety of play equipment, rather than simply increasing the number of play areas.
114. The Recreation Strategy also identifies specific committed and emerging projects, including the delivery of a pump track and the potential provision of a multi-use games area at the Willow Centre Field. These proposals are intended to broaden opportunities for informal recreation, particularly for younger residents, and reinforce the role of existing community hubs as focal points for activity and social interaction.
115. In addition, the Strategy highlights a significant unmet demand for allotments within the Parish, alongside constraints on land availability. This reinforces the importance of taking a flexible and multifunctional approach to open space provision, recognising opportunities to support food growing, biodiversity and informal recreation where suitable sites arise.
116. Recreation spaces in Cringleford also perform a wider environmental role. Green spaces, corridors and landscaped areas contribute to biodiversity, drainage, climate resilience and the overall green character of the Parish. The Neighbourhood Plan therefore supports an integrated approach to recreation and open space provision, aligned with the Landscape-Led Design and Green Corridors policies, ensuring that spaces are both functional and environmentally beneficial.
117. Local Green Space designation does not prevent appropriate enhancement or community use of open spaces, provided that proposals are consistent with the purpose, openness and character of the space. This

approach allows key recreation areas to evolve and adapt over time while safeguarding their long-term value to the community.

Policy 12 Recreation and Open Space

Development proposals, where appropriate to their scale, nature and location, should protect, enhance and contribute to the network of recreation and open spaces in Cringleford. Proposals affecting recreation or open space will be supported where they:

- a) existing recreation grounds, football pitches, formal play areas, sports facilities and publicly accessible open spaces should be retained unless it is clearly demonstrated through a robust assessment of need that the space is surplus to requirements, or that alternative provision of equal or better quality, accessibility and quantity is provided within the Parish;
- b) provide publicly accessible open space, equipped play areas and recreation facilities in accordance with the applicable open space standards within the adopted Local Plan. Proposals should also have regard to the Cringleford Parish Council Recreation Strategy and identified local needs
- c) open space and recreation provision must be designed to be safe, inclusive and welcoming, and well-integrated into the wider movement network, with direct, overlooked and accessible routes for walking and cycling;
- d) proposals to enhance existing recreation facilities, including improvements to play areas, youth spaces, informal recreation areas, football pitches, tennis courts, outdoor gyms or other community sports provision, will be supported where they respect local character and avoid unacceptable impacts on nearby residential properties;
- e) where appropriate, development should contribute to improvements in accessibility and usability of recreation spaces, including safe routes, appropriate lighting, seating and inclusive design for users of all ages and abilities; and
- f) open space provided as part of new development should be designed to be multifunctional wherever feasible, contributing to recreation, biodiversity, landscape character and green infrastructure, and should have regard to the Cringleford Design Code.

Development proposals should avoid the unnecessary loss or fragmentation of recreation and open spaces that contribute to the health, wellbeing and amenity of the Parish.



Walking and Cycling Connectivity

118. Walking and cycling are key priorities in Cringleford, reflecting both local aspirations and wider transport and health objectives. National and local strategies, including Norfolk's Local Transport Plan and the Transport for Norwich Strategy, emphasise the role of active travel in creating healthier, more sustainable communities and reducing reliance on the private car. In Cringleford, these principles are particularly important given the scale of recent growth, the location of key destinations such as schools, shops and community facilities, and the Parish's proximity to Norwich, the hospital, research park and university.
119. Since the adoption of the first Neighborhood Plan, the Parish has expanded significantly. New housing areas at Roundhouse Park, Cringleford Heights and St Giles Park have increased local traffic and placed greater pressure on the road network. Despite the Parish being well located for walking and cycling, many everyday journeys are still made by car. Feedback from the 2024 Parish survey highlighted missing pavements, crossings that feel unsafe and poor connections between old and new neighbourhoods as key barriers. Residents also stressed the need for continuous pavements, better lighting of paths, and a joined-up cycle route to the city, hospital, research park and university.
120. In addition to local evidence and community engagement, the Greater Norwich Local Cycling and Walking Infrastructure Plan (LCWIP) identifies opportunities to strengthen active travel connections across the Greater Norwich area. The Neighbourhood Plan builds on this strategic work by identifying local priorities for improving connectivity within and around Cringleford.
121. National planning policy requires development to give priority to pedestrian and cycle movements, promote active travel, and create safe, attractive and well-connected places that encourage walking and cycling. The Greater Norwich Local Plan reinforces this approach through policies requiring development to deliver integrated, safe and attractive walking and cycling networks.
122. In response, the Parish Council has worked with residents to prepare a local walking and cycling network map. This identifies the most important existing routes and opportunities for new connections across the parish and provides a framework for future improvements. Building on national and strategic planning policy, this Neighbourhood Plan establishes locally specific requirements for walking and cycling infrastructure. It requires new development in Cringleford to contribute to the local network, address the priorities identified by residents, and integrate with the wider settlement to create a well-connected parish.

Walking and Cycling within New Development

123. Within new developments, the design and layout of streets and spaces has a direct impact on whether people choose to walk or cycle. If routes are short, overlooked and easy to navigate, active travel becomes the natural choice. If they are indirect, poorly lit or dominated by car movement, residents are more likely to drive even for short local trips.
124. Experience in Cringleford illustrates the importance of designing walking and cycling routes as attractive, continuous and well-connected networks. Routes through parts of Roundhouse Park and along the green corridors at St Giles Park are well used because they are overlooked, landscaped and connect directly to local facilities. Community engagement also identified locations where pedestrian connections could be improved, including links between Tesco and the bus interchange and between Dragonfly Lane and Nightingale Drive, with residents highlighting issues such as incomplete connections, maintenance and perceptions of safety that can make everyday journeys less attractive on foot, particularly during the evenings. As development across the Parish continues to be built out, opportunities should be taken to strengthen the continuity, quality and usability of these routes.
125. This policy focuses on major residential developments and smaller estate schemes, where the layout of streets and spaces can shape travel choices for whole communities. However, smaller infill sites and individual dwellings also have a role to play. While they are not expected to provide new routes, they should ensure safe and convenient access to existing paths and cycleways and avoid designs that create dead ends or isolated routes.
126. In line with the Police “Designing Out Crime” principles, new routes should be designed to feel safe at all times of day. This means they should be well-lit, overlooked where possible, and integrated into the wider street layout so they do not become secluded or underused.

Policy 13 Walking and Cycling within New Development

Major residential development should provide safe, direct and welcoming walking and cycling routes as an integral part of their design. These routes should:

- a) where feasible, connect into the Parish walking and cycling network as shown on **Figure 13**, and, where appropriate, wider active travel routes;
- b) link homes to local facilities such as schools, shops, bus stops and community buildings;
- c) provide safe and convenient crossings where they meet main roads,
- d) incorporate natural surveillance and active frontages to create routes that are safe, welcoming and easy to use, having regard to Secured by Design principles; and
- e) be accessible for people of all ages and mobility levels.

Smaller infill sites and individual dwellings should ensure safe access to existing walking and cycling routes and avoid layouts that create dead ends or isolated paths.

Parish-wide Walking and Cycling Network

127. While many individual footpaths and cycleways exist in Cringleford, they do not yet form a fully joined-up network. Gaps between older and newer neighbourhoods, missing links across busy roads such as Newmarket Road, and fragmented cycle connections towards the hospital and research park all make it harder for residents to choose walking or cycling for everyday journeys.
128. The Parish walking and cycling network map (**Figure 12**) brings these routes together into a single plan, showing both existing routes and indicative proposed connections, including priority areas for improvement. The map provides a framework for delivering a continuous network that connects homes to local facilities within Cringleford and to destinations further afield, including schools, shops, community facilities, the hospital, research park and university.
129. The identification of priority routes is informed by multiple sources of evidence, including the 2024 parish survey, walking and cycling mapping work, and the Parish Council's Road Safety Strategy. The Road Safety Strategy highlights recurring safety concerns relating to pedestrian crossings, vehicle speeds and conflict points along key routes, particularly where busy roads intersect with everyday walking and cycling journeys. This evidence reinforces the priorities identified through consultation and helps focus attention on locations where improvements would deliver the greatest benefit.
130. Some routes are especially important to the success of the network and should therefore be treated as priorities for improvement. These reflect the day-to-day journeys that residents told us matter most and the locations where safety concerns are most acute. The priority routes below will be

reviewed with the Steering Group and reflected on the walking and cycling network map to ensure clarity and deliverability.

131. Priority routes for improving the Cringleford walking and cycling network include:

- A safe and direct link between Cringleford Heights and the Dragonfly Lane shops and bus interchange, addressing missing pavements, lighting and continuity highlighted in survey feedback.
- Crossing improvements on Newmarket Road, particularly in the vicinity of St Peter's Church and Cringleford Bridge. Residents and the Road Safety Strategy both identified this corridor as a significant safety concern, with narrow pavements, difficult crossing points and conflicts between pedestrians, cyclists and traffic, including connections with Intwood Road and routes towards Eaton and Norwich.
- Improved pedestrian and cycle connections along Colney Lane and across the A11 slip road, particularly towards the hospital and research park, where severance and safety issues currently discourage active travel.
- A continuous, traffic-free route from Cringleford to the hospital, university and research park. This is the top strategic walking and cycling priority identified through consultation and aligns with the Local Cycling and Walking Infrastructure Plan, forming part of a wider route linking southern Cringleford to Colney and Bowthorpe Southern Park.
- Safer crossings at the Keswick Road / Intwood Road junction and near the care home on Round House Way, both highlighted in survey responses and local safety evidence as problem locations for pedestrians.

Policy 14 Walking and Cycling Network

Development proposals should, where appropriate to their scale, nature and location, contribute to the delivery of a continuous, safe and well-connected walking and cycling network that links different parts of the Parish and connects Cringleford to surrounding destinations.

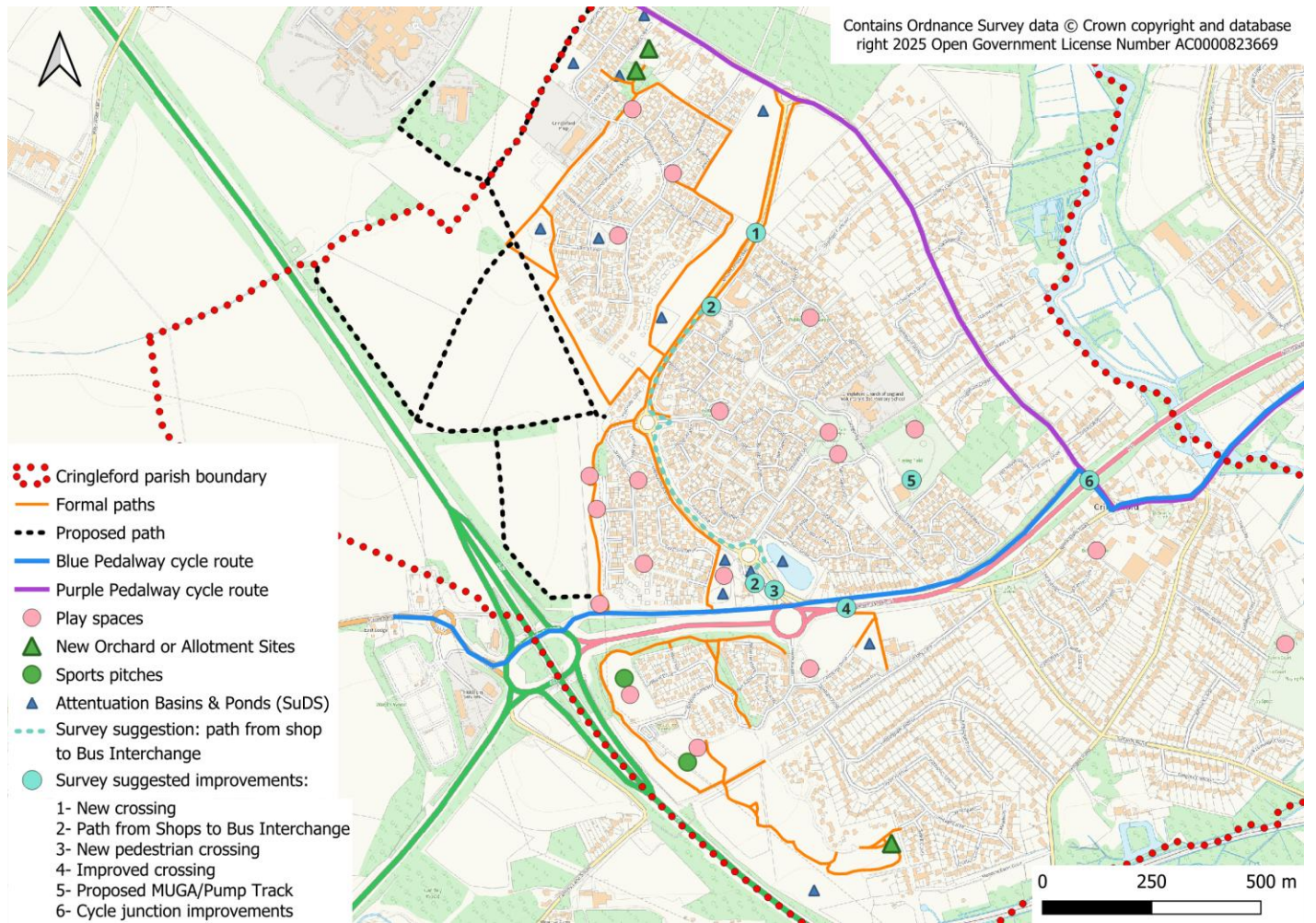
The network is shown on **Figure 13** and includes existing routes and indicative proposed connections, including priority areas for improvement.

Development proposals should:

- a) create or improve connections between new neighbourhoods and existing parts of the Parish, ensuring safe, convenient and attractive access for pedestrians and cyclists;
- b) provide safe, direct and legible links to the Parish walking and cycling network where development sites adjoin or affect identified routes, including through appropriate crossing points, layout and, where appropriate, sensitively designed lighting that avoids adverse impacts on biodiversity; and
- c) where reasonably related in scale and location, contribute towards improvements to the wider walking and cycling network, particularly along identified priority routes.

This policy may be implemented through on-site works, off-site improvements or developer contributions, where appropriate.

Figure 13 Walking and cycling network





Implementation & Monitoring

Purpose of this Section

132. This Neighbourhood Plan supersedes the made Cringleford Neighbourhood Plan (2013–2026). It updates and strengthens the planning framework for the Parish to reflect the significant growth that has taken place over the last decade, new community priorities identified through consultation, updated local evidence prepared as part of the review, and the adoption of the Greater Norwich Local Plan. Once made, this Plan will replace the earlier Neighbourhood Plan and will form part of the statutory development plan for Cringleford.
133. Implementation and monitoring therefore serve two purposes:
- ensuring the revised policies are applied effectively in decision-making; and
 - tracking how well the Plan continues to address the issues identified both in the original Neighbourhood Plan and through this review.
134. The Plan covers the period to 2040 and may be updated again if monitoring or changes in policy or governance indicate that revision is needed.

Implementing the Neighbourhood Plan

135. Once made, this updated Neighbourhood Plan will replace the 2013–2026 Neighbourhood Plan and will form part of the statutory development plan for South Norfolk. Planning applications within Cringleford must be determined in accordance with its policies unless material considerations indicate otherwise.
136. Implementation will be supported by:
- a) Decision-making
- South Norfolk Council, as the local planning authority, will use the Plan's policies when determining planning applications. Developers are expected to demonstrate how their proposals reflect the character of Cringleford and take into account relevant parts of the Plan, including the Cringleford Design Code, the Green Corridors Map, the Walking and Cycling Network Map, and the Local Green Space designations.
- b) Early engagement
- The Parish Council will encourage applicants, particularly for major or sensitive development, to engage at an early stage. Pre-application discussions should explain how proposals respond to the policies in this Plan.
- c) Parish Council projects and investment

The Parish Council will use the reviewed Plan to guide local investment decisions, including the use of Community Infrastructure Levy (CIL) receipts. Priority areas include community facilities, public realm improvements, walking and cycling connections, recreation and play spaces, and environmental enhancements.

d) Working with partners

Delivering the Plan's ambitions will involve collaboration with South Norfolk Council, Norfolk County Council, community and voluntary organisations, local schools, Cringleford Surgery, landowners, and other partners. The reviewed Plan provides the framework for such joint working.

Monitoring the Neighbourhood Plan

137. Monitoring will provide an understanding of how effectively the Plan's policies are being delivered. Cringleford Parish Council will undertake light-touch monitoring annually, drawing on information from South Norfolk Council, Parish Council records, developer contributions, and planning decisions.
138. Monitoring will focus on a set of measurable, planning-related indicators, which may include:
- number and type of new homes approved and completed each year;
 - proportion of dwellings that are single-storey or meet accessible housing standards;
 - number of planning applications involving the loss, upward extension or redevelopment of bungalows;
 - compliance of major applications with the Cringleford Design Code;
 - delivery of new or improved walking and cycling routes identified on the Walking and Cycling Network Map;
 - number of permissions that secure improvements to lighting, surfacing or public realm around community facilities;
 - delivery or enhancement of community facilities identified in Policy CI1;
 - progress on land safeguarded for potential Cringleford Surgery expansion;
 - planning applications affecting designated Local Green Spaces and related decisions;
 - impacts of development on mapped green corridors, including enhancements or losses;
 - biodiversity net gain achieved through approved applications; and
 - use of CIL or developer contributions towards projects that support the objectives of the Neighbourhood Plan.
139. These indicators will help identify whether policies are functioning as intended and where further action or guidance may be needed.

Reviewing the Neighbourhood Plan

140. The Parish Council will consider whether a partial update or full review is required if:

- the Local Plan for South Norfolk (or any successor plan) is updated;
- monitoring shows that policies are not functioning as intended;
- significant development pressures or new planning issues arise;
- new evidence becomes available, such as updated housing needs, environmental studies or infrastructure assessments;
- national planning policy changes in a way that affects the Plan; and
- local government reorganisation or boundary changes affect how the Neighbourhood Plan is implemented or alter the governance arrangements of the Parish.

141. A future review may be targeted to specific policies or may require a full update, depending on the scale and nature of the change.

Ensuring Long-Term Benefits

142. As a review of Cringleford's first Neighbourhood Plan, this document builds on the progress made since 2013. Implementation and monitoring will help ensure that the Plan continues to guide high-quality development, reflect community priorities, and maintain the distinctive landscape, character and well-being of Cringleford as it continues to grow.

Appendix A List of Neighbourhood Plan Policies

- Policy 1 Settlement Boundary for Cringleford
- Policy 2 Cringleford Landscape Protection Zone
- Policy 3 Design Principles for Development
- Policy 4 Character Area Design Principles
- Policy 5 Landscape-Led Design and Green Infrastructure
- Policy 6 The Yare Valley
- Policy 7 Local Green Spaces
- Policy 8 Green Corridors
- Policy 9 Retaining Single Storey Homes
- Policy 10 Housing Mix and Local Needs
- Policy 11 Community Infrastructure
- Policy 12 Recreation and Open Space
- Policy 13 Walking and Cycling within New Development
- Policy 14 Walking and Cycling Network

Appendix B Supporting Documents

This appendix lists the key national, strategic, and local documents that are referred to in this Neighbourhood Plan. These documents have informed the preparation of the Plan's vision, objectives and policies. Where national policy or guidance is superseded during the preparation or lifetime of the Plan, references should be read as applying to the latest published version, unless otherwise stated.

National policy and guidance

- National Planning Policy Framework (NPPF), Ministry of Housing, Communities and Local Government (December 2024)
- National Design Guide, Ministry of Housing, Communities and Local Government (2019)
- National Model Design Code, Ministry of Housing, Communities and Local Government (2021)

Development plan documents

- Greater Norwich Local Plan, Broadland District Council, Norwich City Council and South Norfolk Council (2024)
- South Norfolk Local Plan, South Norfolk Council

Parish and Neighbourhood Plan evidence documents

- Cringleford Evidence Base (2024)
- Cringleford Design Code (2025)
- Cringleford Local Green Space Assessment (2025)
- Walking and Cycling Network Mapping (2025)

Housing evidence

- Housing Needs Assessment (AECOM, 2025)

Green infrastructure, landscape and environmental evidence

- Greater Norwich Green Infrastructure Strategy (2025)
- South Norfolk Landscape Character Assessment
- Norfolk Local Nature Recovery Strategy and Norfolk Local Habitat Map

Transport, movement and safety strategies

- Norfolk Local Transport Plan
- Transport for Norwich Strategy
- Local Cycling and Walking Infrastructure Plan (LCWIP)

- Cringleford Parish Road Safety Strategy

Community infrastructure and recreation evidence

- Cringleford Parish Council Recreation Strategy (2025)

Community engagement evidence

- Cringleford Parish Survey (2024)
- Neighbourhood Plan Steering Group workshops and consultation events

Appendix C Local Green Spaces Maps

Figure 14 LGS1 Woodland and green space adjacent to The Willow Centre

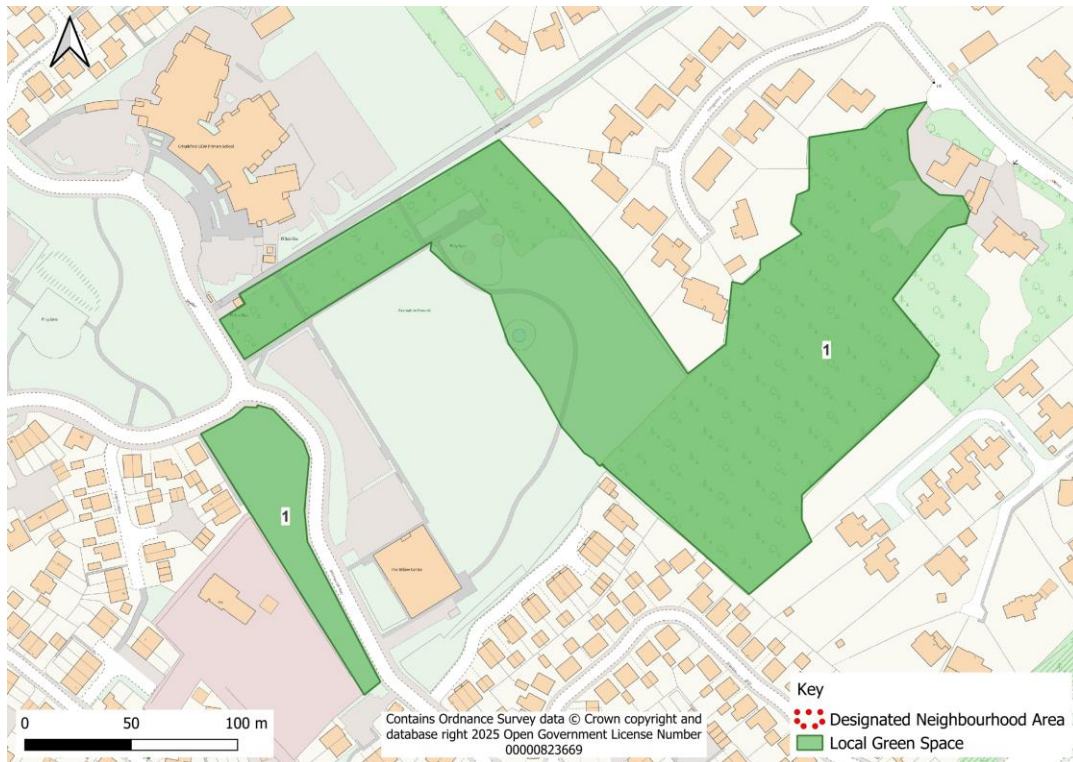


Figure 15 LGS2 Green space opposite the Primary School

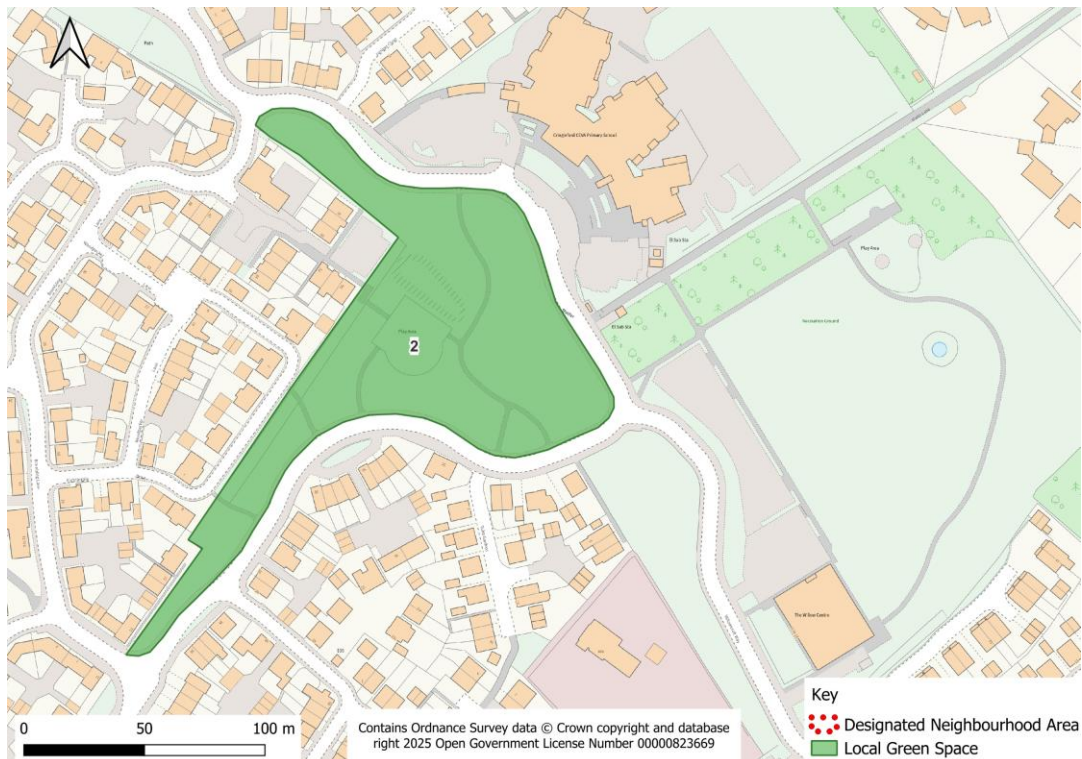


Figure 16 LGS3 Community Orchard and Allotments, Cringleford Heights



Figure 17 LGS4 St Giles Community Orchard

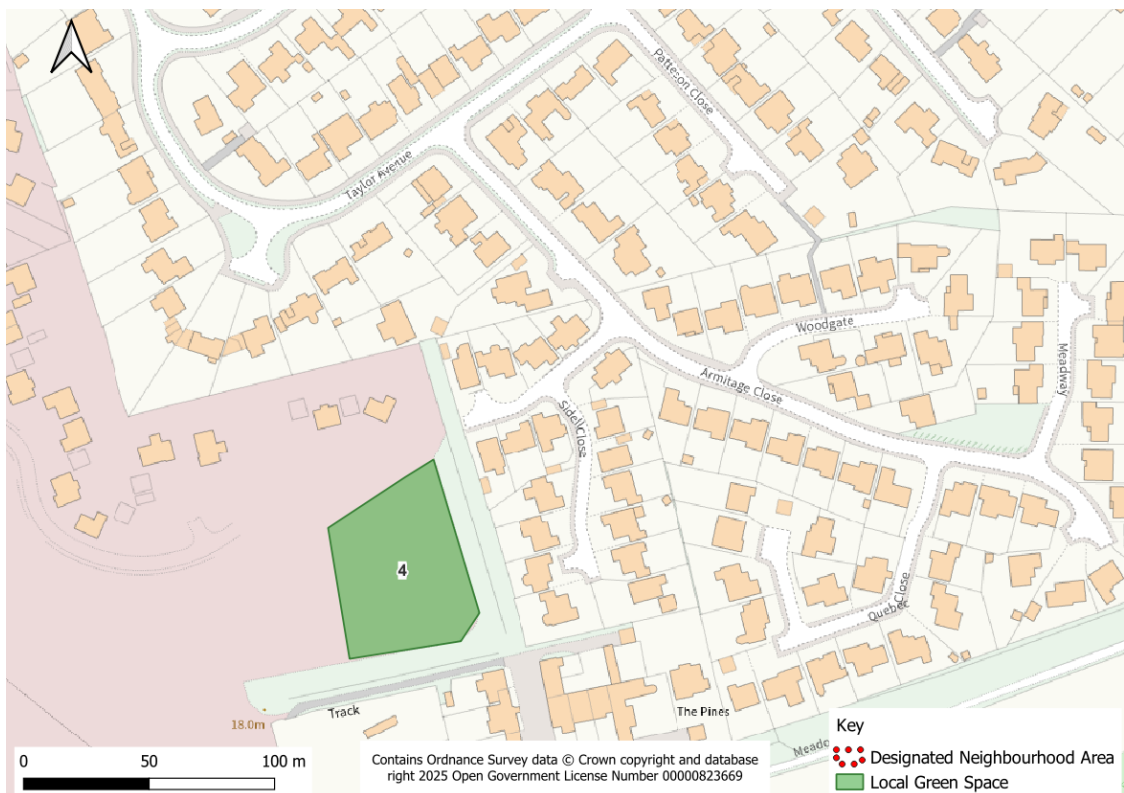


Figure 18 LGS5 Cringleford Wood and Marsh

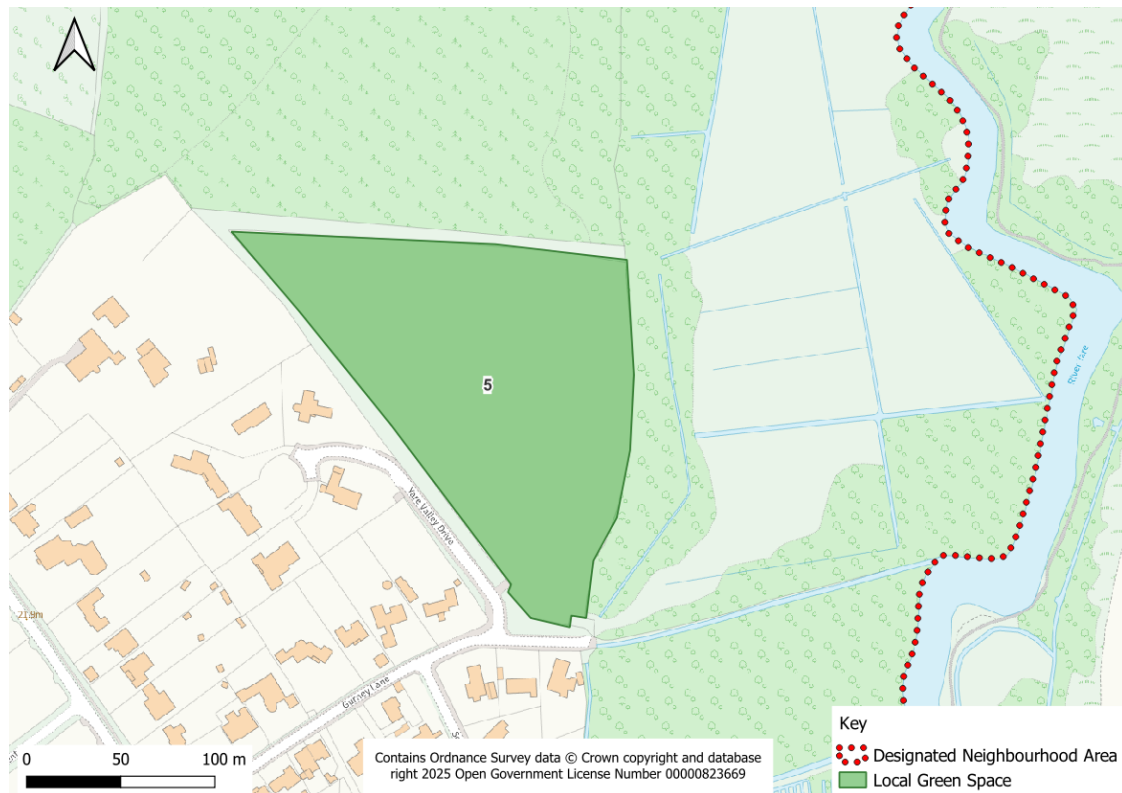


Figure 19 LGS6 St Giles Park Leisure Area

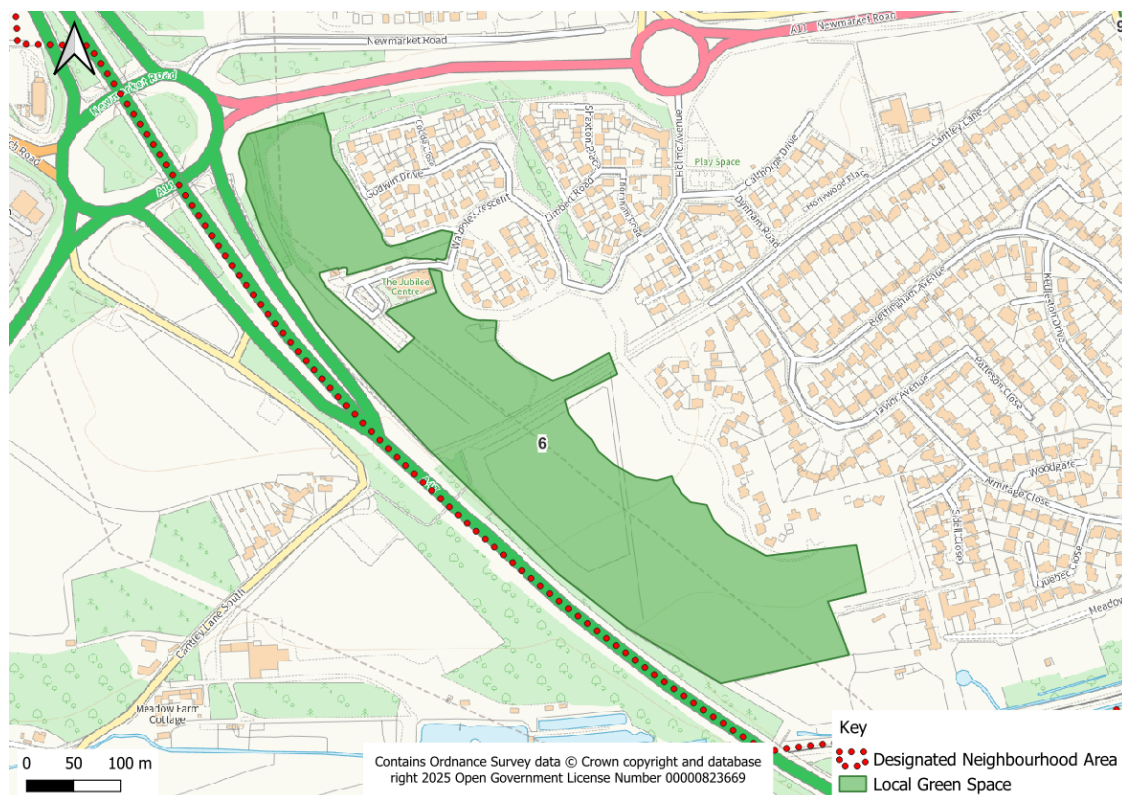


Figure 20 LGS7 Green Space east of Cringleford Surgery

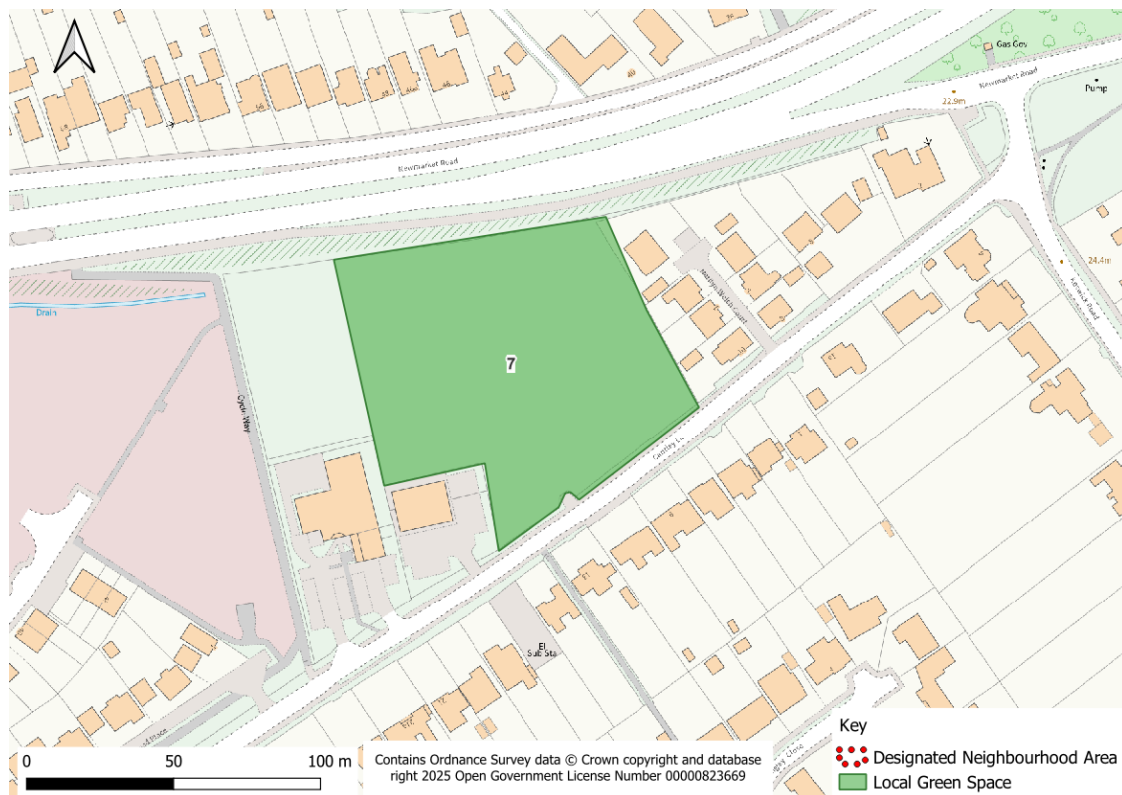


Figure 21: LGS8 St Giles Pond

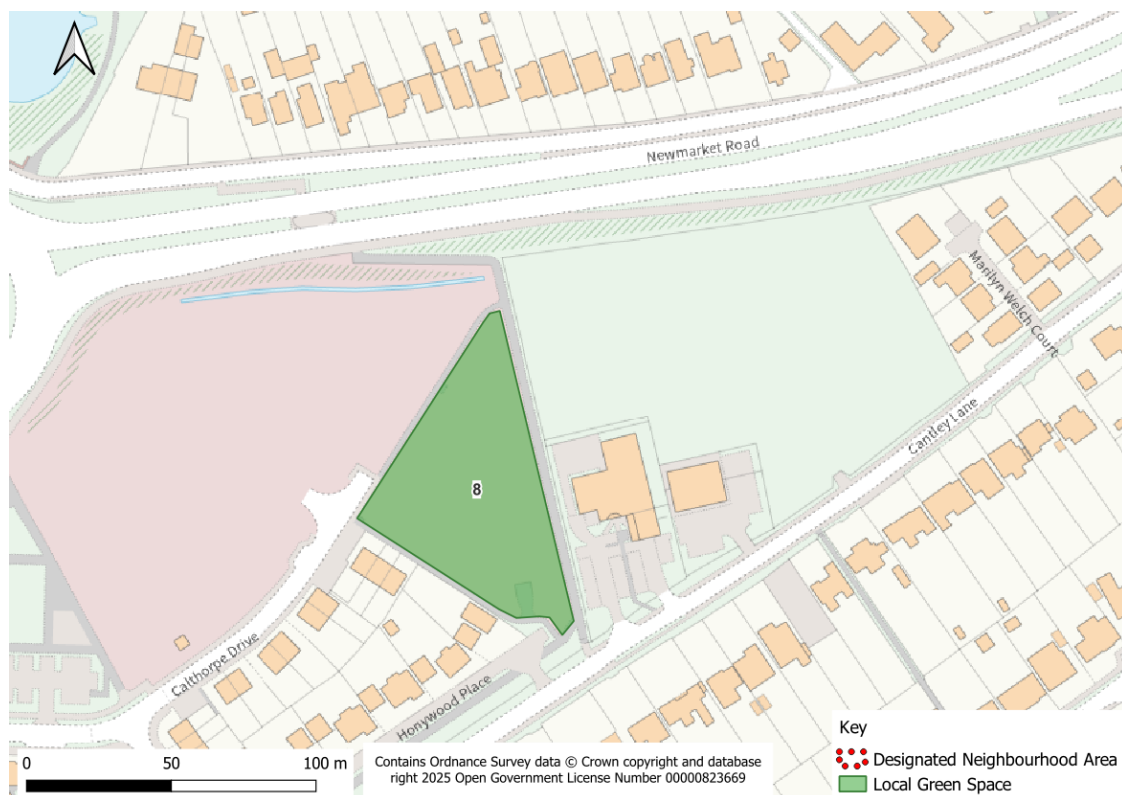


Figure 22: LGS9 Village Green

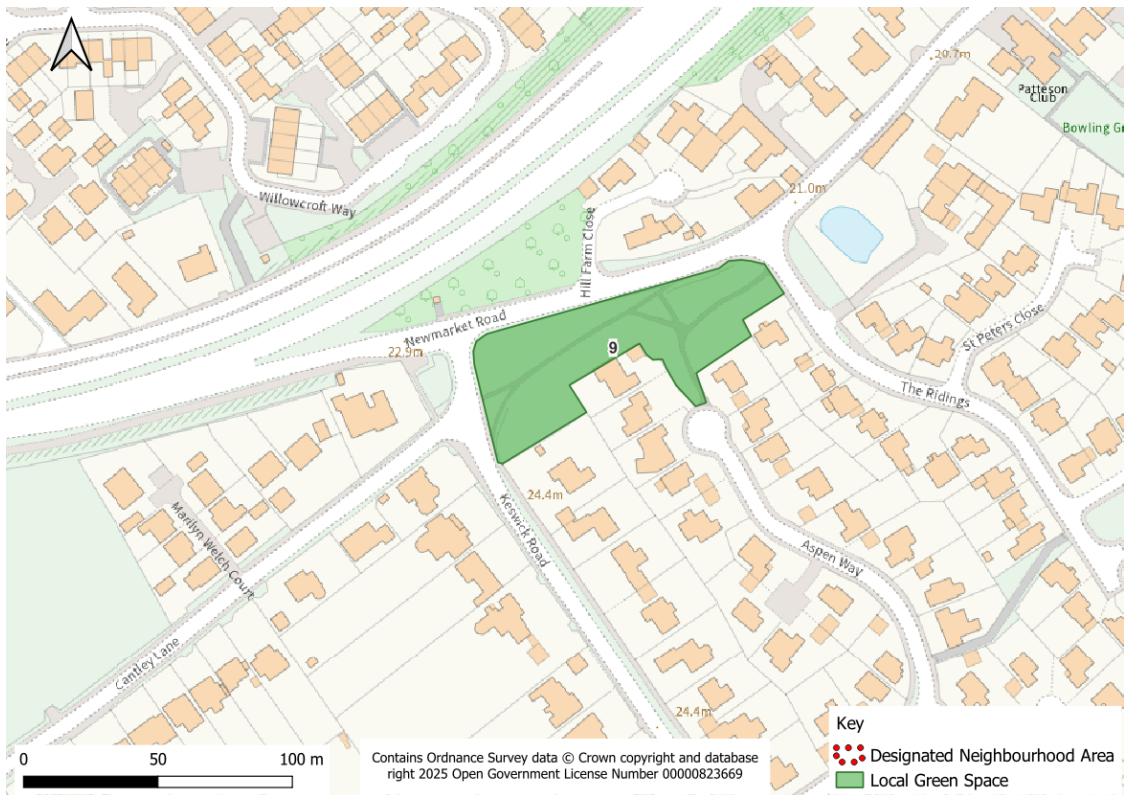


Figure 23 LGS10 Oakfields Road Recreation Ground

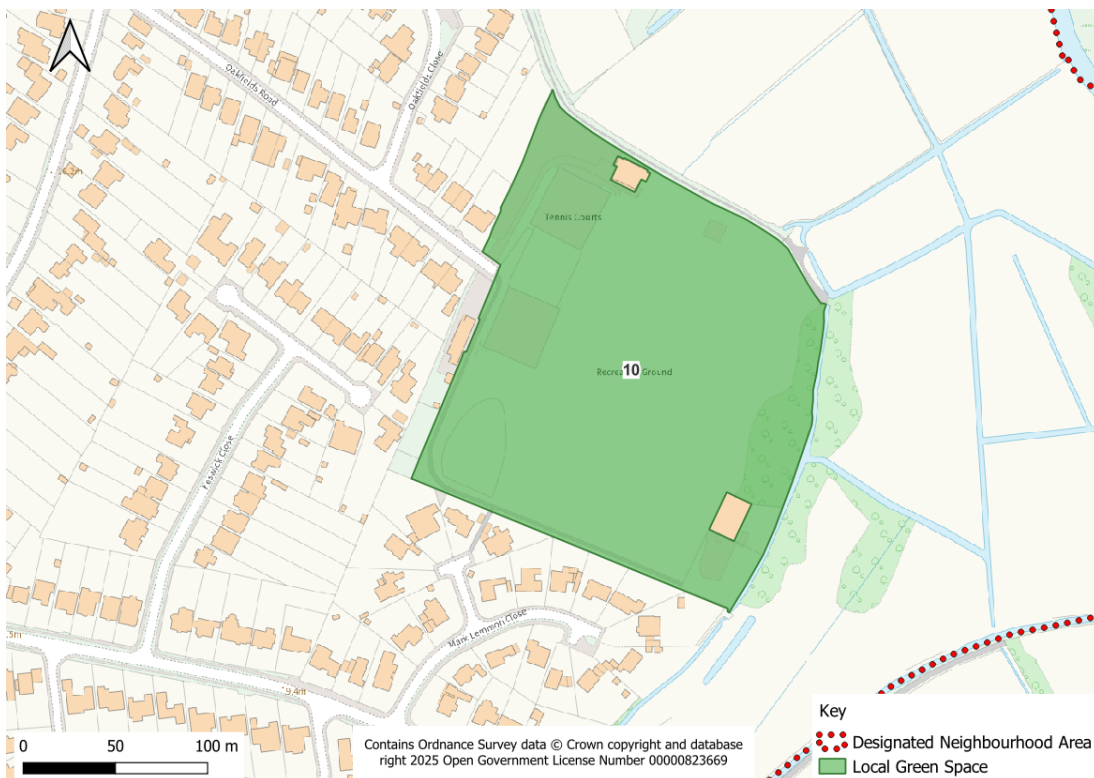


Figure 24 LGS11 Green space east of Round House Way

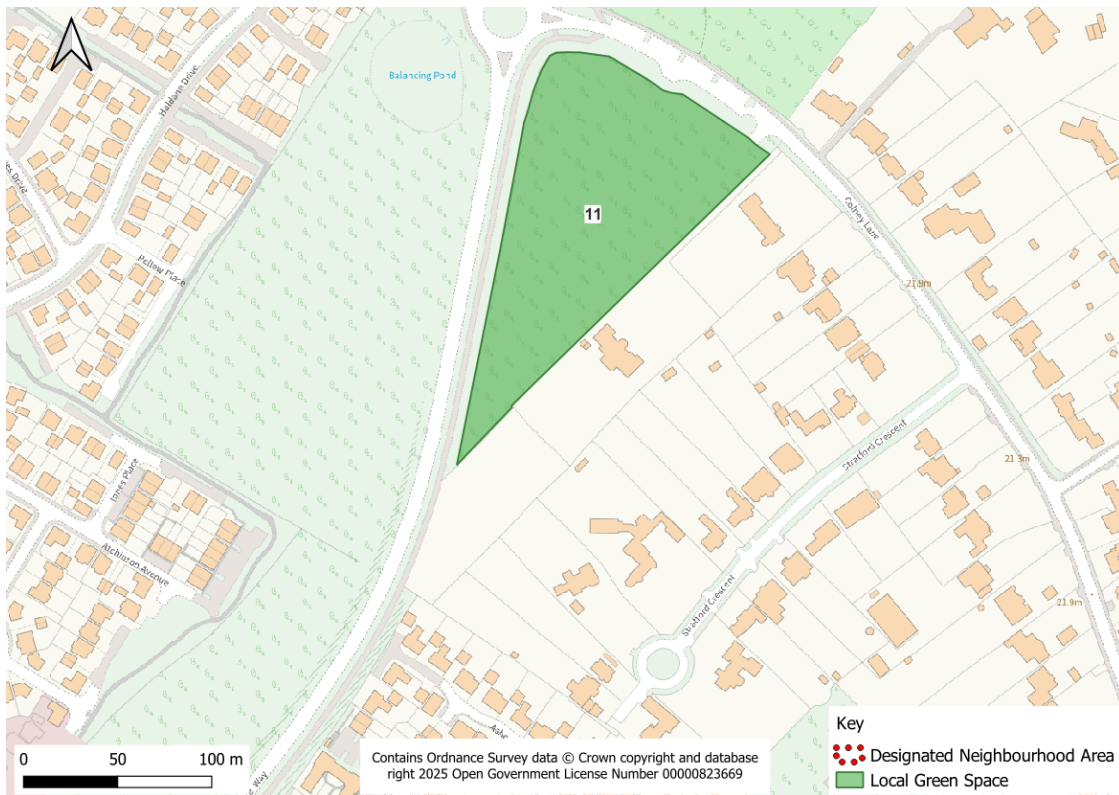
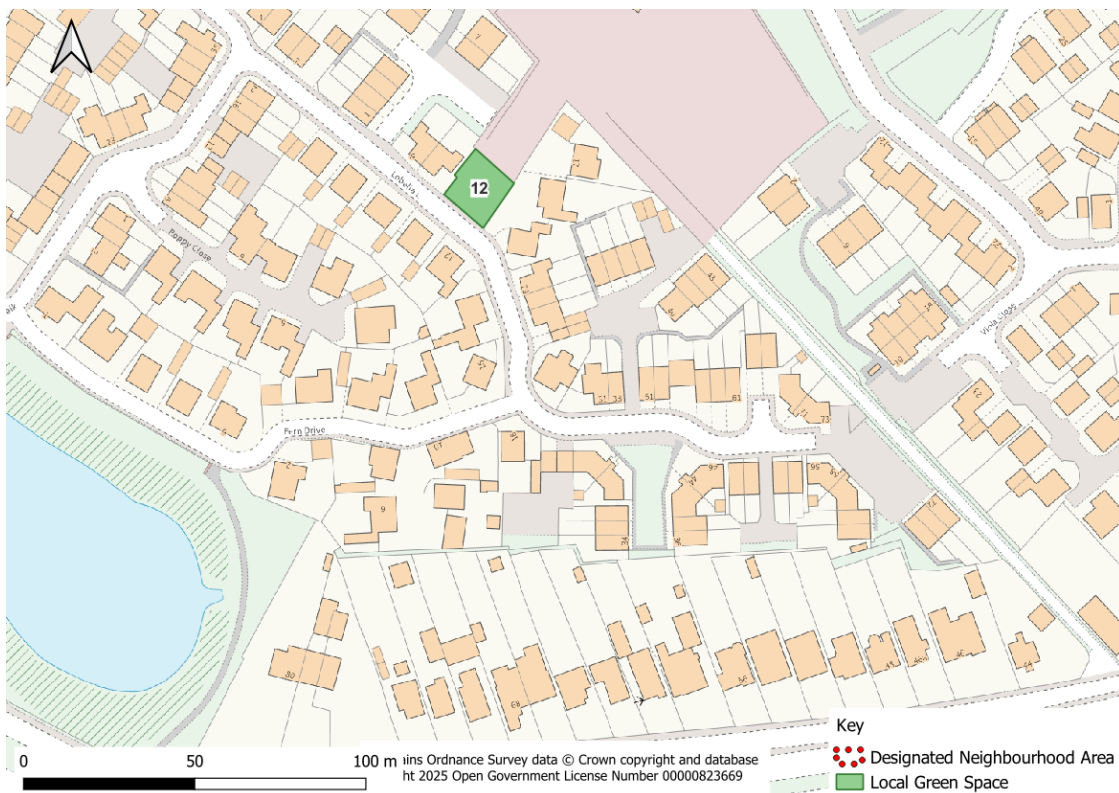


Figure 25 LGS12 The Jubilee Garden, Lobelia Lane



Glossary

Active Travel

Travel that involves physical activity, such as walking, wheeling or cycling, including everyday journeys to school, shops or community facilities.

Affordable Housing

Housing provided to eligible households whose needs are not met by the market. Includes affordable rent, social rent, shared ownership and First Homes (where applicable), as defined by national policy.

Amenity

The pleasant or advantageous features of a place that contribute to its character, enjoyment or wellbeing, such as privacy, daylight, outlook or quietness.

Biodiversity Net Gain (BNG)

A statutory requirement (from 2024) for most development to deliver at least a 10% increase in biodiversity value through habitat creation, enhancement or management.

Built Form

The physical shape, mass, height and arrangement of buildings in an area.

Character Area

A geographical area with its own distinct identity, informed by landscape, street pattern, building form, age, materials and open spaces. Defined in the Cringleford Design Code.

Climate Resilience

The ability of buildings, landscapes and infrastructure to withstand and adapt to climate-related impacts such as heat, flooding and more intense rainfall.

Community Facilities

Buildings and spaces that support community life, such as The Willow Centre, The Jubilee Centre, The Recreation Ground, schools, nurseries, Cringleford Surgery, play areas and meeting spaces.

Community Infrastructure Levy (CIL)

A charge that local authorities can apply to new development to help fund infrastructure such as community buildings, open spaces and walking and cycling routes.

Design Code

A detailed design document that sets expectations for the design, layout, materials, landscaping and character of development across Cringleford.

Designated Neighbourhood Area

The geographical area to which the Cringleford Neighbourhood Plan applies.

Eaves Height

The height of the lowest part of the roof overhanging the wall of a building.

Green Corridor

A connected route of green spaces, hedgerows, trees, woodland or meadow that supports movement of wildlife and provides landscape and amenity value.

Shown on the Green Corridors Map.

Green Infrastructure (GI)

A network of green spaces, natural features and environmental assets, including parks, green corridors, woodlands, meadows, SuDS features, and the Yare Valley.

Greater Norwich Local Plan (GNLP)

The Local Plan for Broadland, Norwich and South Norfolk, adopted in 2024. It forms part of the statutory development plan alongside this Neighbourhood Plan.

Habitat

A natural environment where plant and animal species live and interact.

Heritage Asset

A building, structure, site or landscape with historic significance, whether nationally designated (e.g., Listed Buildings) or locally valued.

Housing Needs Assessment (HNA)

An evidence study assessing local housing requirements, including dwelling types, sizes, tenures and specialist housing needs.

Landscape-Led Design

An approach where the characteristics of the landscape, including trees, hedgerows, topography and views, shape the layout and design of new development.

Local Gap

An area of open or undeveloped land that helps maintain separation between settlements and preserves their individual identity.

Local Green Space (LGS)

Green areas of particular importance to the community that are designated for protection through the Neighbourhood Plan, consistent with Green Belt policy.

Local Plan

A statutory planning document prepared by the local planning authority. In Cringleford's case, this is the Greater Norwich Local Plan (GNLP) and any future reviews.

Major Development

For the purposes of this Plan, development of 10 or more dwellings, or development on sites of 0.5 hectares or more.

Massing

The general shape, size and form of a building or group of buildings.

Minor Development

Smaller-scale development, including householder applications, small infill schemes and non-residential proposals below major development thresholds.

National Planning Policy Framework (NPPF)

The national planning policy document issued by Government, setting out planning principles, requirements and definitions.

Neighbourhood Plan (NP)

A community-led planning document forming part of the statutory development plan, used to guide decision-making on planning applications within a designated area.

Openness

A characteristic of land or space that is free from built development, contributing to visual, spatial or perceptual qualities.

Post-War

Residential architecture produced from 1945 through the 1960s, defined by modernist design, standardised construction, and rapid suburban expansion to meet acute post-WWII housing demand.

Public Realm

Publicly accessible spaces between buildings, such as streets, squares, footpaths and areas around community facilities.

Single-Storey Dwelling

A dwelling where all living accommodation is located on the ground floor. Includes bungalows.

Strategic Green Infrastructure Corridor

A major ecological and landscape route identified in the Greater Norwich Green Infrastructure Strategy (2025), such as the Yare Valley corridor.

SuDS (Sustainable Drainage Systems)

Techniques for managing surface water in a sustainable way, often incorporating ponds, swales, wetlands or permeable surfaces.

Tree Belt

A linear area of trees providing screening, habitat and landscape value.

Urban Edge

The boundary where built development meets open countryside. Important for settlement identity and landscape transitions.

Yare Valley

The river valley forming Cringleford's eastern boundary, recognised as a strategic environmental and landscape asset.

Photo Acknowledgements

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