

Cringleford Neighbourhood Plan 2026-2040

Statement of Modifications

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Introduction

1. The Cringleford neighbourhood area was designated in January 2013. The Cringleford Neighbourhood Development Plan 2013–2026 was approved at a referendum held on 24 January 2014 and was made by South Norfolk Council on 24 February 2014. In 2024, Cringleford Parish Council established a steering group comprising parish councillors and local residents to review the made Plan. The reviewed Cringleford Neighbourhood Plan covers the period 2026–2040.
2. Section 3 of the Neighbourhood Planning Act 2017 inserted Schedule A2 into the Planning and Compulsory Purchase Act 2004. Schedule A2 establishes the procedure for modifying a neighbourhood development plan that is already in force.
3. Planning Practice Guidance¹ on neighbourhood planning identifies three types of modification that may be made to a neighbourhood plan. The process to be followed depends on the degree of change involved:
 - 1) *Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.*
 - 2) *Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.*
 - 3) *Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.*
4. The review has been informed by updated community engagement and evidence, including the 2021 Census, recent housing and development information, the Cringleford Neighbourhood Plan Evidence Base, the Cringleford Design Code, the Cringleford Local Green Space Assessment and the preliminary SEA and HRA screening. The changes proposed to the made Plan are described in this statement.
5. Where a qualifying body proposes modifications that would materially affect the policies in a made neighbourhood plan, it must follow the neighbourhood plan modification process. Planning Practice Guidance identifies the following additional requirements:
 - *the qualifying body must (at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons*
 - *the local planning authority must (when sending the modified plan to the independent examiner) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and*

¹ [Planning Practice Guidance, Neighbourhood planning, paragraph 106 \(webpage\)](#)

give reasons. The local planning authority must also submit a copy of the original plan to the independent examiner.

- *the qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan.*

Regulation 14 Statement

6. This statement is published by Cringleford Parish Council, as the qualifying body, in accordance with Regulation 14(a)(v) of the Neighbourhood Planning (General) Regulations 2012, as amended.
7. Regulation 14(a)(v) requires a qualifying body consulting on a proposal to modify a made neighbourhood plan to publish: “a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion;”.
8. The Cringleford Neighbourhood Development Plan was made by South Norfolk Council on 24 February 2014. It contains policies relating to development and infrastructure, the natural and historic environment, housing, the local economy, community facilities and transport.
9. The review proposes changes to the made Plan, including a revised vision and objectives, replacement and consolidation of existing policies, new and expanded policy areas, updated supporting text and evidence, revised mapping, and a new set of community priorities and future projects. **Table 1** provides a comparison between the policy structure of the made Plan and the Regulation 14 draft Cringleford Neighbourhood Plan 2026–2040.

Table 1-Comparison of policy structure

Made Cringleford Neighbourhood Development Plan 2013–2026	Regulation 14 draft Cringleford Neighbourhood Plan 2026-2040
General Policies • GEN1 • GEN2 • GEN3 • GEN4 Environment Policies • ENV1 • ENV2 • ENV3 • ENV4 • ENV5	Settlement Identity and Local Gaps • Policy 1: Settlement Boundary for Cringleford • Policy 2: Cringleford Landscape Protection Zone Local Character and Design Quality • Policy 3: Design Principles for Development • Policy 4: Character Area Design Principles • Policy 5: Landscape-Led Design and Green Infrastructure

Made Cringleford Neighbourhood Development Plan 2013–2026	Regulation 14 draft Cringleford Neighbourhood Plan 2026-2040
• ENV6 • ENV7 Housing Policies • HOU1 • HOU2 • HOU3 • HOU4 • HOU5 • HOU6 • HOU7 • HOU8 • HOU9 • HOU10 Local Economy Policies • ECN1 • ECN2 • ECN3 • ECN4 • ECN5 Society, Community and Culture Policies • SCC1 • SCC2 • SCC3 • SCC4 • SCC5 • SCC6 • SCC7 • SCC8 Transport Policies • TRA1 • TRA2 • TRA3 • TRA4	• Policy 6: The Yare Valley Local Green Spaces and Green Corridors • Policy 7: Local Green Spaces • Policy 8: Green Corridors Housing Mix and Local Needs • Policy 9: Retaining Single-Storey Homes • Policy 10: Housing Mix and Local Needs Community Infrastructure and Recreation • Policy 11: Community Infrastructure • Policy 12: Recreation and Open Space Walking and Cycling Connectivity • Policy 13: Walking and Cycling within New Development • Policy 14: Walking and Cycling Network

Policies and themes from the made Plan that remain covered

10. Many of the principal themes and intentions of the made Plan remain relevant and are carried forward in an updated form. These include:

- The use of a defined settlement boundary to guide the location of development (**Policy 1**)
- Protection of the landscape setting of Cringleford and the separation between settlements (**Policy 2**)
- High-quality design, local character, building form, landscaping and boundary treatments (**Policies 3–5 and Cringleford Design Code**)
- Protection of the Yare Valley and other environmentally sensitive areas, (**Policy 6**)
- Protection and provision of valued green space, recreation areas and community woodland (**Policies 7, 8 and 12**)
- Green infrastructure, trees, hedgerows, wildlife connections and sustainable drainage (**Policies 5, 6 and 8**)
- Housing mix, affordable housing and accommodation suitable for different stages of life (**Policies 9 and 10**)
- Provision and protection of community facilities and health infrastructure (**Policy 11**)
- Walking and cycling connections within and between neighbourhoods and to surrounding destinations (**Policies 13 and 14**)

11. These matters are not simply repeated from the made Plan. The reviewed Plan updates, consolidates and refocuses them in response to changes in Cringleford, the completion or progression of earlier development proposals, updated evidence, community engagement and the current national and local planning framework.

Removed or significantly changed themes

12. A number of topics from the made Plan are not carried forward as standalone policies because they have been delivered or superseded, or are now addressed through national policy, Local Plan policy, other policies in the reviewed Plan or the Design Code. These include:

- **Broadband and digital infrastructure:** SCC6 has not been carried forward. It related principally to the delivery of the major housing allocations in the made Plan and no longer requires a separate neighbourhood-level policy.
- **Parking layout and provision:** HOU8 and relevant parts of TRA1 have not been retained as standalone policies. The reviewed Plan addresses the visual and functional design of parking through Policy 3 and the Cringleford Design Code, while numerical parking standards and highway matters are addressed through the wider planning framework.
- **Energy and water efficiency:** The detailed requirements in HOU6 and SCC4 have not been retained as standalone policies. Relevant locally specific design matters are incorporated into Policies 3 and 5 and the Cringleford Design Code, with other requirements addressed through national policy and Building Regulations.

- **Flood risk and sustainable drainage:** ENV5 has been replaced by a broader landscape-led approach in Policy 5, supported by the Design Code. The reviewed Plan no longer contains a standalone flood-risk policy because flood risk is also addressed through national and local planning policy.
- **Employment and local business:** Policies ECN1-ECN5 have not been carried forward. These addressed small-scale business development, retail provision, protection of employment premises and live-work accommodation. The review does not identify a sufficiently specific current local issue or evidence requiring replacement neighbourhood-level policies, and relevant proposals will instead be considered under the adopted Local Plan and national policy.
- **Education provision:** SCC1 has not been retained because it related to the delivery of a particular school site and associated developer contributions as part of the earlier strategic growth proposals. Schools are now included within the broader definition and protection of community facilities under Policy 11, while provision associated with strategic growth is addressed through the Greater Norwich Local Plan and development management process.
- **Heritage policies GEN2, GEN3 and HOU10:** not replaced by a specific neighbourhood policy.
- **Minerals safeguarding and major aquifers:** contained in the made Plan's general supporting text but not carried forward as neighbourhood policy.
- **Housing allocation and density policies HOU1 and HOU3:** removed because the reviewed Plan does not allocate land and the strategic growth position is now established through the GNLP.
- **Specific housing requirements:** detached and semi-detached housing, sheltered housing, internal space standards, parking courts and distribution of affordable housing have not been retained in their previous form.
- **Transport infrastructure policies TRA1 and TRA2:** link roads and Thickthorn Interchange contributions are not carried forward.
- **Specific infrastructure requirements:** school land, playing-field acreage, library contributions and broadband provision are not retained.

13. The removal of these policies reflects the extent to which earlier proposals have been delivered or superseded, the adoption of the Greater Norwich Local Plan, changes to national policy and guidance, and the decision to produce a more focused neighbourhood plan. Where topics have not been retained, proposals will continue to be considered against the relevant national and Local Plan policies.

New or substantially expanded policy areas

14. The reviewed Plan also introduces several new policy mechanisms or substantially expands matters that were more generally addressed in the made Plan:

- A policy requiring development to respond to the parish-wide principles in the Cringleford Design Code and a separate policy addressing five defined Character Areas (**Policies 3 and 4**)
- A consolidated landscape-led design and green infrastructure policy bringing together trees, hedgerows, landscaping, sustainable drainage, street trees and green infrastructure connections (**Policy 5**)
- A separately mapped and more detailed policy for the Yare Valley (**Policy 6**)
- The formal designation of 12 Local Green Spaces, supported by individual assessments and maps (**Policy 7**)
- A mapped network of strategic and locally identified green corridors (**Policy 8**)
- A specific policy seeking to retain single-storey homes (**Policy 9**)
- A housing mix policy informed by the 2025 Housing Needs Assessment and recent community engagement (**Policy 10**)
- Identification of land where development could prejudice the potential future expansion of Cringleford Surgery (**Policy 11**)
- A parish-wide mapped walking and cycling network, together with separate requirements for connections within new development (**Policies 13 and 14**)

15. These changes provide more locally specific guidance on character, landscape, green space, housing needs, community infrastructure and active travel than was contained in the made Plan. They also reflect the substantial physical growth of Cringleford and the availability of updated evidence and mapping.
16. The reviewed Plan also includes non-policy community priorities and future projects relating to community facilities, recreation, allotments and orchards, road safety, walking and cycling, public-realm improvements, wildlife enhancement and the identification and protection of important trees. These matters do not form development plan policies but identify actions that the Parish Council may pursue with relevant organisations, landowners and the community.
17. **Table 2** summarises the policies contained in the Cringleford Neighbourhood Plan 2026–2040 and explains their relationship to the policies and spatial approach of the made Cringleford Neighbourhood Development Plan 2013–2026.

Table 2- Policy-by-policy summary of modifications

Reviewed Plan policy	Relationship to the made Plan	Nature of modification
Policy 1: Settlement Boundary for Cringleford	Carries forward the spatial approach of the Development Boundary shown on the made Plan's Proposals Map and referred to in its objectives and supporting text.	The boundary has been reviewed and presented as a specific policy. The wording clarifies the approach to development inside and outside the settlement boundary. This is a material modification.
Policy 2: Cringleford Landscape Protection Zone	Replaces and updates ENV1 and ENV2, which established landscaped protection and gateway zones beside the A47 and A11.	The protected area has been reviewed and remapped to reflect development since 2014. The policy now focuses on settlement separation, landscape character and important views. This is a material modification.
Policy 3: Design Principles for Development	Draws together matters previously addressed through the General, Environment and Housing policies, including character, layout, landscaping, parking, accessibility and energy efficiency.	Introduces a comprehensive parish-wide design policy linked to the Cringleford Design Code. This is a material modification.
Policy 4: Character Area Design Principles	The made Plan sought development that respected local character but did not define separate Character Areas.	Introduces five mapped Character Areas and requires development to respond to their distinctive form, materials, layout and landscape characteristics. This is a material modification.
Policy 5: Landscape-Led Design and Green Infrastructure	Consolidates matters from ENV2, ENV3, ENV5, ENV6 and ENV7 relating to trees, hedgerows, green infrastructure, sustainable drainage, open space and local character.	Replaces several separate environmental policies with a broader landscape-led approach supported by the Design Code. This is a material modification.

Policy 6: The Yare Valley	Carries forward the protection given to environmentally sensitive areas and the Yare Valley through ENV4 and the made Plan's Proposals Map.	Introduces a separately mapped and more detailed policy addressing landscape character, openness, habitats, ecological connectivity and sensitive public access. This is a material modification.
Policy 7: Local Green Spaces	The made Plan protected specified environmental areas, including Cringleford Wood, Cringleford Marsh and the Recreation Ground, but did not formally designate Local Green Spaces under national policy.	Formally designates 12 Local Green Spaces, supported by an assessment and individual maps. This is a material modification.
Policy 8: Green Corridors	Builds on ENV1, ENV3 and ENV6 and the green infrastructure corridors shown on the made Plan's Proposals Map.	Introduces an updated and expanded mapped network of strategic and local green corridors, with policy requirements relating to continuity, biodiversity, movement and landscape function. This is a material modification.
Policy 9: Retaining Single-Storey Homes	The made Plan recognised the housing needs of older residents but did not contain a policy specifically protecting existing single-storey homes.	Introduces a new policy addressing alterations or redevelopment that would result in the loss of single-storey homes, informed by housing evidence, community engagement and local character. This is a material modification.
Policy 10: Housing Mix and Local Needs	Replaces and consolidates relevant parts of HOU4, HOU5, HOU7 and HOU9 relating to housing type, older people, internal space and affordable housing.	Introduces an updated approach based on the Housing Needs Assessment, with particular emphasis on smaller homes, bungalows, accessible and adaptable housing and an appropriate mix of tenures. This is a material modification.

Policy 11: Community Infrastructure	Updates relevant matters previously addressed through GEN4, SCC1, SCC2, SCC4, SCC6 and SCC7, including education, health facilities, community buildings and infrastructure delivery. Related recreation and open-space matters are principally addressed through Policy 12.	Replaces several site-specific or delivery-focused policies with a policy protecting and supporting current community facilities. It also identifies land where development could prejudice future expansion of Cringleford Surgery. This is a material modification.
Policy 12: Recreation and Open Space	Builds on ENV6 and SCC5, which addressed open space, community woodland, playing fields and play provision.	Introduces a broader policy protecting existing recreation and open space and guiding new provision, accessibility and multifunctional design. This is a material modification.
Policy 13: Walking and Cycling within New Development	Carries forward and updates relevant parts of SCC3, TRA3 and TRA4 relating to safe routes, natural surveillance, lighting and integration between neighbourhoods.	Introduces proportionate requirements for walking and cycling connections within major development and smaller schemes. This is a material modification.
Policy 14: Walking and Cycling Network	Builds on the indicative routes and connections shown on the made Plan's Proposals Map and the requirements of TRA3 and TRA4.	Introduces an updated parish-wide map of existing routes, indicative connections and priority improvements linking neighbourhoods and key destinations. This is a material modification.

Do the modifications contained in the modification proposal significantly or substantially change the nature of the current neighbourhood plan?

18. Regulation 14 requires the Parish Council to state whether it considers the proposed modifications so significant or substantial as to change the nature of the made Neighbourhood Plan and to give reasons for that opinion.
19. The Parish Council considers that the modifications materially affect the policies of the made Cringleford Neighbourhood Development Plan. Although several of the made Plan's principal themes are carried forward, its policy framework has been revised, consolidated and updated. The review changes the Plan's vision and objectives, removes policies that have been delivered or superseded, introduces new policy mechanisms and designations, and applies a substantially revised spatial and evidential framework.
20. **Taking the modifications as a whole, Cringleford Parish Council considers that they are so significant or substantial as to change the nature of the made Neighbourhood Development Plan. The review should therefore proceed on the basis that it requires independent examination and, subject to the outcome of that examination, a referendum.**
21. The principal reasons for this opinion are:
 - the Plan period is extended from 2013–2026 to 2026–2040;
 - the original vision and nine objectives are replaced by a new vision and eight objectives;
 - the made Plan's 38 numbered policies are replaced by a new framework of 14 policies;
 - the earlier housing allocation and several site-specific infrastructure requirements are removed because they have been delivered, superseded or are now addressed through the Greater Norwich Local Plan;
 - the five local economy policies and several detailed housing, transport and infrastructure policies are not carried forward;
 - new or expanded policy mechanisms are introduced for Character Areas, the Yare Valley, Local Green Spaces, green corridors, retention of single-storey homes, surgery expansion and a parish-wide walking and cycling network;
 - the reviewed Plan is supported by substantially updated evidence and guidance, including the Evidence Base, Design Code and Local Green Space Assessment, with the Design Code introducing parish-wide requirements and five Character Areas applied through Policies 3 and 4; and
 - the Plan introduces a new set of non-policy community priorities and future projects.