

Hellesdon Parish Council

Hellesdon Neighbourhood Plan Statement of Modification Proposals

Introduction

1. Hellesdon parish was designated as the Neighbourhood Plan (NP) Area in February 2016. Originally work on the current plan started in 2016 and a successful referendum took place in November 2017 allowing the plan to be adopted in December 2017. The plan period for the adopted Hellesdon NP is 2017 to 2026. Working on behalf of the community, a steering group including members of the parish council, was set up to review the Hellesdon Neighbourhood Plan in 2024 which is used to shape and influence future development across the Parish. The reviewed NP will run from 2025-2038.
2. The Neighbourhood Planning Act 2017 (Schedule A2) identifies the circumstances that can arise as qualifying bodies seek to review made neighbourhood plans. This Schedule to the Planning and Compulsory Purchase Act 2004 Section 38A (11A) introduces a process for the modification of neighbourhood areas where a neighbourhood plan has already been made in relation to that area.
3. The Neighbourhood Planning, Planning Practice Guidance (PPG) Para 1060F¹ states that when updating a neighbourhood plan there are three types of modification which can be made which will then determine the process the neighbourhood plan will follow. The process itself will depend on the degree of change to the reviewed plan. The modifications are:
 - 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.*

¹ [Neighbourhood planning - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/neighbourhood-planning)

4. The modifications to the Hellesdon NP which are proposed in the review are generally considered to be material. A broad range of evidence has been reviewed to determine current issues that need to be addressed in the revised plan. This includes population data from the recent Census 2021, housing permissions, design codes, a housing needs assessment, a review of environmental designations and historical records. Further work to gather new evidence has also been undertaken, including an assessment of important local views, local green spaces and non-designated heritage assets supported by consultation activities with the community.
5. For qualifying bodies (such as parish councils) that wish to make modifications that do materially affect the policies in their plan they should follow the process set out in the PPG with the following additional requirements detailed in PPG Para 085:
 - *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 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 made by Hellesdon Parish Council (“the Qualifying Body”) pursuant to Regulation 14 (a) (v) of the Neighbourhood Planning (General) Regulations as amended by the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 and 2017.
7. Regulation 14 (a) (v) applies to a proposal to modify an existing “made” neighbourhood plan. Before submitting the modification proposal to the local planning authority it requires the qualifying body to publicise: “in relation to a modification proposal, a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion;”.

8. The Hellesdon Neighbourhood Plan was made by Broadland District Council on 19 December 2017. The Plan contains policies in relation to housing, community facilities, the environment, green spaces and sustainable transport. In order to update the plan, the qualifying body is proposing the following amendments to policies as set out in the tables below.
9. The adopted Neighbourhood Plan and Reviewed Neighbourhood Plan have set out the neighbourhood plan policies under two main headings:
 - Area Wide Policies
 - Policies for Specific Places
10. As shown in the table below a number of the 2017 neighbourhood plan policies still exist in the updated Hellesdon Plan. However, some plans and projects have been removed and new policies added. This is in line with up-to-date community engagement and updated evidence and policy context changes. As well as this some of the policies which were once classed as policies for specific places now fall within the area wide policies category.

Adopted Hellesdon NP Policies (2017)	Updated Hellesdon NP Review Policies (2025)
<p>Area wide policies</p> <ul style="list-style-type: none"> • POLICY 1: THE HELLESDON GREEN GRID POLICY 2: THE HELLESDON COMMUNITY GRID • POLICY 3: HIGH QUALITY RESIDENTIAL NEIGHBOURHOODS <p>Policies and projects for specific places</p> <ul style="list-style-type: none"> • POLICY 4: BOUNDARY ROAD GATEWAY • POLICY 5: NEIGHBOURHOOD CENTRES • POLICY 6: BUILDINGS OF LOCAL AND NATIONAL IMPORTANCE • POLICY 7: HOUSING WITH CARE • PROJECT 1: ENHANCED PARKS AND OPEN SPACES 	<p>Area wide policies</p> <ul style="list-style-type: none"> • POLICY 1: HELLESDON GREENGRID This is a revision of Hellesdon Green Grid (Policy 1 in 2017). • POLICY 2: THE HELLESDON COMMUNITY GRID This is a revision of Hellesdon Community Grid (Policy 2 in 2017). • POLICY 3: HIGH QUALITY RESIDENTIAL NEIGHBOURHOODS This is a revision of High-Quality Residential Neighbourhoods (Policy 3 in 2017). • POLICY 4: VEHICLE PARKING This is a new policy for this revised Neighbourhood Plan, although car parking was previously partly covered in Policy 3 of the 2017 plan. • POLICY 5: ACCESSIBLE PLAY SPACES

Adopted Hellesdon NP Policies (2017)	Updated Hellesdon NP Review Policies (2025)
	<p>This builds on Project 1 (Enhanced parks and open spaces) from the 2017 plan.</p> <ul style="list-style-type: none"> • POLICY 6: HOUSING FOR PEOPLE <p>This builds on Policy 7 (Housing with Care) from the 2017 plan.</p> <p>Policies for specific places</p> <ul style="list-style-type: none"> • POLICY 7: PROTECTION OF IMPORTANT VIEWS <p>This is a new policy for this revised Neighbourhood Plan.</p> <ul style="list-style-type: none"> • POLICY 8: LOCAL GREEN SPACES <p>This is broadly a new policy for this revised Neighbourhood Plan, although it picks up on aspects from the 2017 plan, such as Policy 1 (Hellesdon Green Grid) and Project 1 (Enhanced parks and open spaces).</p> <ul style="list-style-type: none"> • POLICY 9: COMMUNITY FACILITIES <p>This is a new policy for this revised Neighbourhood Plan.</p> <ul style="list-style-type: none"> • POLICY 10: NON-DESIGNATED HERITAGE ASSETS <p>This policy updates Policy 6 of the 2017 plan. Including additional buildings.</p>

Area Wide Policies

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
<p>POLICY 1: THE HELLESDON GREEN GRID</p> <p>Where possible, new development proposals which meet other development plan policies will be expected to contribute to the creation of the green grid identified in Figure 4 either on site or, where appropriate having regard to the legal requirements, through a planning obligation. Features of a green grid that developments will be particularly encouraged to contribute to include:</p> <ul style="list-style-type: none"> • Native avenue tree-planting, particularly along Hospital Lane & Middletons Lane, Low Road, Drayton High Road, Reepham Road and Cromer Road • Hedgerows and species rich vegetated verges • Pockets of managed wild-space and woodland • Areas of more wild green space from the River Wensum, through Rabbits Hill and the Golf Course site towards Reepham Road. <p>Where a contribution towards the green infrastructure is a requirement of a development, the developers will be expected to make provision for the long-term maintenance of their part of the green grid.</p> <p>Any future provision of green infrastructure should be designed to minimise ongoing costs that would be incurred by public bodies, for example through the selection of species that require minimal maintenance.</p> <p>Development that is detrimental to the green grid and results in the loss of features such as those outlined above will be discouraged. Particular consideration should be given to avoiding the loss or damage to veteran or ancient trees, as defined by Natural England, in order to preserve their historic, ecological and amenity value.</p>	<p>Policy 1: Hellesdon Green grid</p> <p>Biodiversity enhancements</p> <p>Enhancements to biodiversity on development sites should take every opportunity to improve trees and hedgerows. New development should prioritise boundary treatments that make use of hedges and trees unless doing so would be wholly out of character or there are significant overriding reasons. New development should identify existing biodiversity corridors and contribute to their preservation and enhancement. Developments should incorporate wildlife friendly features that support movement and habitat. This should include bird boxes, bat boxes, bee bricks and bug hotels.</p> <p>Existing Trees</p> <p>Existing trees and hedgerows on development sites should be considered throughout the design process. Wherever possible existing trees should be protected, without damage or loss of value, particularly those which demonstrate good arboricultural biodiversity value. Roadside trees should be retained wherever possible. In particular, the tree belt on the west side of Drayton High Road adjacent to the old Hospital site.</p> <p>Replacement Trees</p> <p>Where there is an unavoidable loss of trees on site, the number and type of replacement trees should be informed by the quality and size of the lost trees. Replacement trees must be native British species of local provenance. Developers should ensure local ecological connectivity is maintained and sufficient space is made available on the development site for this unless exceptional circumstances can be demonstrated. Developers must replace trees on a 2 to 1 ratio requirement unless robust evidence suggests this would make the scheme economically unviable.</p>

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
	<p>New Trees</p> <p>New tree planting, in development proposals and throughout the built and natural environments of the Plan area, will be supported to maintain and increase the overall tree canopy cover of the Neighbourhood Area, and to provide gateway and landmark trees that contribute to local distinctiveness. This should be informed by relevant ecology and arboricultural assessment.</p> <p>New roadside trees in particular are encouraged, not only for their biodiversity value, but also to deter car parking on verges. These should be planted in accordance with the Hellesdon Design Codes and Guidance (2024).</p>

The intention of Policy 1 has not changed. However, wording has changed to give more detail with regard to trees in the parish as well as biodiversity enhancements. Nature recovery across the area will be key in the updated Hellesdon Plan.

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
<p>POLICY 2: THE HELLESDON COMMUNITY GRID</p> <p>Proposals for development that comply with other development plan policies and contribute to the creation of walking and cycling friendly neighbourhoods will be encouraged. Where appropriate, having regard to the legal requirements for planning obligations, developments will be required to provide or contribute to:</p> <ul style="list-style-type: none"> • Pedestrian crossings and facilities to improve safe connections between schools, community facilities, green spaces and local centres around locations such as: <ul style="list-style-type: none"> o The junction of Drayton High Road and Middletons Lane o The junction of Reepham Road and Middletons Lane o The junction of Holt Road and Middletons Lane. 	<p>POLICY 2: THE HELLESDON COMMUNITY GRID</p> <p>Development proposals will need to demonstrate how walking and cycling will be promoted, particularly with regard to improved safety, in accordance with the Hellesdon Design codes and Guidance. Residential streets in particular should be designed with this in mind, being designed so as to encourage speeds of no more than 20mph.</p> <p>New development should promote green links (cycle ways, footpaths, tree lined and grass verge-lined streets) into new development to connect with existing neighbourhoods.</p> <p>Where reasonably related to the development proposal, improvements should be delivered to support achievement of the Greater Norwich Local Cycling and Walking Infrastructure Plan, including delivery of:</p>

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
<ul style="list-style-type: none"> Segregated cycleways from the boundary with the City, into and through Hellesdon, for example along Low Road, Hospital Lane & Middletons Lane and along the Reepham Road. <p>All paths, cycleways and crossings should conform to established good practice and take account of the needs of older people and the disabled. Highway design should not prioritise the movement of vehicular traffic at the expense of quality of place.</p>	<ol style="list-style-type: none"> The yellow route along the A140 Horsford to Norwich city centre, linking to The Nest and airport; The brown route along Reepham Road and Marriotts Way linking Drayton to Norwich using Vera Road and Reepham Road within Hellesdon, improving access to the High School; Local connections to these routes along Middletons Lane and Hospital Lane; and Provision of secure and convenient cycle storage as well as bike sharing facilities. <p>The cycle routes are shown at Figure 3.</p> <p>Major development proposals must demonstrate safe, attractive and convenient walking and cycling routes to local services and community facilities, especially to the schools, community facilities, green spaces and local centres.</p> <p>New developments will be expected to connect with existing cycle routes, footpaths and footways, and where necessary extended or upgraded facilities will be required, including new signage for cycling.</p> <p>Pedestrian crossings and facilities to improve safe connections between schools, community facilities, green spaces and local centres include:</p> <ol style="list-style-type: none"> The junction of Holt Road and Middletons Lane The junction of Cromer Road, Meadow Way and Pfifers Lane <p>For major developments, reasonable opportunities to promote and enhance the use of public transport, such as improved waiting facilities and suitable road layouts, will need to be taken to improve the sustainability of proposals.</p> <p>Accessibility for people with limited mobility will be expected for walking routes/ facilities and for bus users.</p>

The intention of Policy 2 has remained unchanged. However, the policy wording has changed to add more detail with regards to improvements to sustainable transport in the area. This includes reference to the Greater Norwich Local Cycling and Walking Infrastructure Plan.

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
<p>POLICY 3: HIGH QUALITY RESIDENTIAL NEIGHBOURHOODS</p> <p>Proposals for development should show how the development would achieve a high standard of design, sustainability and innovation, integrated with robust low carbon strategies should be the aim. Development that respects the existing character of Hellesdon and supports the creation of neighbourhoods that prioritise pedestrian movement and safety will be encouraged.</p> <p>Specifically, development proposals are encouraged to:</p> <ul style="list-style-type: none"> • Respect the scale and character of existing local neighbourhoods with generous plot sizes, houses set back from the street, grass verges and native species avenue tree planting • Locate any necessary community facilities to be proximate to as many residents as possible and create a focus for that community • Ensure walking and cycling are prioritised • Promote measures that design out crime and anti-social behaviour, for example by ensuring that public spaces are visible and over-looked by housing • Promote measures that design out parking on verges and footpaths and provide adequate spaces for visitors. 	<p>POLICY 3: HIGH QUALITY RESIDENTIAL NEIGHBOURHOODS</p> <p>All development, including extensions, will be expected to be in general conformity with the Hellesdon Design Guidance and Codes, and should take account of the design guidance and specific details set out within that document. Particular regard should be had to the host character area (see Figure 4).</p> <p>The Hellesdon Design Codes and Guidance will be used to help assess all planning applications to determine their acceptability, with particular regard for the character areas. The following design considerations are especially important to the area:</p> <ol style="list-style-type: none"> 1. Having full regard to the host character area within which the proposal will be situated. 2. Ensuring that housing conversions or extensions respect and preserve the buildings' original form and character. The original building must remain the dominant element of the property and it must not be overwhelmed by the modification. The modification or extension must complement the existing building, including material and the pitch and form of the roof. 3. Wherever, possible, having boundary treatments that comprise of hedgerows/ trees, unless this significantly undermines local character. 4. Having well-lit footways. 5. The provision of rear gardens and aligning them to contribute to green networks. 6. Maximising environmental sustainability such as by: making the most of solar gain and passive cooling through the orientation, layout, and design of the development; incorporating the production and consumption of renewable energy; promoting efficient use of natural resources,

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
	<p>the re-use and recycling of existing resources and materials (such as bricks), and making use of locally sourced materials.</p> <p>7. Ensuring the massing, height and scale of new structures (including ground level and upward extensions) is be broadly compatible with, and does not undermine, the surrounding character.</p> <p>8. Demonstrating strong design rationale, quality material specification and good detailing. New development must gain a good understanding of the local context to make sure any new design reflects the local palette of colours, materials (such as red brick, off-white render) and architectural details (such as bay windows, casement windows) in the host character area.</p> <p>Furthermore, all development proposals within the Plan area should conform to the ‘Secured by Design’ principles, in order to improve community safety and reduce the prospects of crime.</p>

The intention of Policy 3 has remained unchanged. However, more detail has been added to the policy wording with regards to the Hellesdon Design Code and Guidance Document which was commissioned by AECOM in 2024. As stated in the updated Hellesdon Neighbourhood Plan, the Hellesdon Design Codes and Guidance covers many design considerations, including mobility and green spaces but the policy is focused on the built form itself and materials.

NEW POLICY 4: VEHICLE PARKING

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)								
N/A	<p>POLICY 4: VEHICLE PARKING</p> <p>For new residential developments the following minimum car parking standards will be applied:</p> <table> <tr> <th>Size of dwelling/ unit</th><th>Minimum number of parking spaces</th></tr> <tr> <td>One bedroomed unit</td><td>One space per dwelling</td></tr> <tr> <td>Two or three bedroomed unit</td><td>Two spaces per dwelling</td></tr> <tr> <td>Four or more bedroomed unit</td><td>Three spaces per dwelling</td></tr> </table>	Size of dwelling/ unit	Minimum number of parking spaces	One bedroomed unit	One space per dwelling	Two or three bedroomed unit	Two spaces per dwelling	Four or more bedroomed unit	Three spaces per dwelling
Size of dwelling/ unit	Minimum number of parking spaces								
One bedroomed unit	One space per dwelling								
Two or three bedroomed unit	Two spaces per dwelling								
Four or more bedroomed unit	Three spaces per dwelling								

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
	<p>Garages should generally not be included as part of residential development. Visitor parking on new residential developments there should be 1 space for every 5 dwellings and that this should be in the form of laybys. Long stretches of on-street parking should be avoided to prevent dominance of cars on the street, and instead the lay-bys should be spread around.</p> <p>Further parking provision detail should be in accordance with the Hellesdon Design Codes and Guidance and with the county council's Parking Guidelines for new developments in Norfolk (July 2022).</p> <p>Any modifications such as extensions should not reduce the number of parking spaces on the site and if additional bedrooms are being provided, then the appropriate number of car parking spaces will be needed.</p> <p>Any planning application in relation to the Whiffler public house will need to demonstrate a sufficient level of off-road vehicle parking is made available.</p>

This is a new policy for the revised neighbourhood plan although car parking was previously covered to a certain extent in Policy 3 of the 2017 plan. The aim of this policy is to ensure that sufficient car parking is available as part of new residential developments and avoid the issue of people having to park their cars in such a way as to impede the flow of traffic or by parking on the grass verges.

NEW POLICY 5: ACCESSIBLE PLAY SPACES

Adopted Hellesdon Policy/Project (2017)	Updated Hellesdon Policy (2025)
<p>PROJECT 1: ENHANCED PARKS AND OPEN SPACES</p> <p>The Parish Council will seek to improve the quality and diversity of existing parks and open spaces throughout Hellesdon. This would include:</p> <ul style="list-style-type: none"> • Securing the use of Jarrold's Sport Ground / Heath Crescent for the local community Improving signage and entrances to raise awareness and use • Reviewing the function of existing parks to ensure they meet with residents needs and aspirations • Making better use of smaller pieces of incidental greenspace, for example through the provision of play equipment 	<p>POLICY 5: ACCESSIBLE PLAY SPACES</p> <p>New formal recreational play facilities must be made fully accessible and inclusive and have full regard to meeting the needs of not only those with physical disabilities, but also with Special Educational Needs.</p> <p>Where new formal recreational play space is required, proposals will need to demonstrate that Inclusive principles have been included in the design, and this will need to incorporate the three inclusive design pillars of:</p> <ul style="list-style-type: none"> • Accessibility; • Multi-Sensory; and • Supporting Infrastructure.

Adopted Hellesdon Policy/Project (2017)	Updated Hellesdon Policy (2025)
<p>and seating for individual neighbourhoods</p> <ul style="list-style-type: none"> • Supporting community groups to come forward to create and manage their own pocket parks • Exploring opportunities for ‘edible parks’ growing fruit and produce to increase awareness and promote healthy lifestyles. 	<p>It would be helpful if planning applications include a statement of Inclusive and Accessible Play to explain how the needs will be met.</p>

The new Policy 5 builds on Project 1 (Enhanced parks and open spaces) from the 2017 plan. The aim is to ensure that all children, regardless of circumstances or ability, has the opportunity to use and enjoy the play areas in the parish and mix with other children.

Adopted Hellesdon Policy/Project (2017)	Updated Hellesdon Policy (2025)
<p>POLICY 7: HOUSING WITH CARE</p> <p>Developments that provide housing with care facilities (as described above) for the elderly will be encouraged where they comply with other development plan policies.</p> <p>Preference should be given to provision at existing allocations and brownfield sites with good proximity to existing facilities, amenities and services.</p>	<p>POLICY 6: HOUSING FOR PEOPLE</p> <p>Housing proposals will need to provide a mix of housing types and sizes. For open-market housing, these should aim to have due regard to the parish’s housing needs using the best available and proportionate evidence as well as the wider needs of Greater Norwich, and in particular should aim to provide modest dwellings of one or two bedrooms. With non-strategic housing proposals and windfall development, at least 33% of new open-market dwellings should be one or two-bedroomed, unless there is evidence demonstrating an alternative proportion.</p> <p>Proposals for specialist housing options for older people will be supported unless there is significant unacceptable harm to other policies in the development plan.</p>

The new Policy 6 builds on Policy 7 (Housing with Care) from the 2017 plan. Further details have been added to the supporting text and policy in line with the Hellesdon Housing Needs Assessment commissioned by AECOM in 2024. The intention of the policy has changed slightly with a focus on the housing needs of different demographics in the local area not just the provision of housing with care facilities in Hellesdon as set out in the 2017 plan. The purpose of the new policy is to help meet the housing needs of

local people and widen choice, especially for those hoping to get on the housing ladder and for the older population in the parish.

Policies for Specific Places

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
<p>POLICY 4: BOUNDARY ROAD GATEWAY</p> <p>Proposals for the redevelopment of the Boundary Road Gateway sites with new landmark buildings will be encouraged (see Figure 5). Proposals must show how the development would reflect the prominence of this area as a major gateway between Norwich and North Norfolk and achieve a high standard of building and landscape design, environmental sustainability and innovation.</p>	<p>This policy and supporting text have been removed from the updated plan.</p>

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
<p>POLICY 5: NEIGHBOURHOOD CENTRES</p> <p>Three neighbourhood centres at the junctions Middletons Lane & Reepham Road, Drayton Wood Road & Reepham Road and Meadow Way / Fifers Lane & Cromer Road defined on Figure 6 are identified. Development and redevelopment of these locations to provide expanded centres and centre uses set out at the end of the policy, will be supported where planning permission is required. Proposals will be permitted provided:</p> <ul style="list-style-type: none"> • They maintain or add to the vitality, viability and diversity of the centres and ensure there is a diversity of uses • Provision is made for an active frontage, such as a window display, which is in keeping with the character of the area • They would not give rise to a detrimental effect, individually or cumulatively, on the character or amenity of the area through smell, litter, noise, traffic or parking problems. <p>The loss of centre uses at ground floor level to non-centre uses will not be permitted unless it is demonstrated that the use is no longer viable by evidence of active marketing for at least 12 months showing that the premises are not reasonably capable of being used or redeveloped for a centre use.</p> <p>Residential, offices and community facilities are supported on upper floors provided that the use would have a safe and convenient access and would not inhibit the functioning of the ground floor use.</p>	<p>This policy and supporting text have been removed from the updated plan.</p>

Adopted Hellesdon Policy (2017)			Updated Hellesdon Policy (2025)
Centre uses	Non-centre uses		
Shops (A1 uses) Financial and professional services (A2 uses) Cafés and restaurants (A3 uses) Drinking establishments (A4 uses) Takeaways (A5 uses) Non-residential institutions such as healthcare, nurseries, schools, libraries and places of worship (D1 uses) Assembly and leisure (D2 uses).	Business uses, including offices and research and development (B1) General industry (B2) Storage and distribution (B8) Hotels (C1 uses) Residential institutions (C2 and C2a) Residential (C3) Houses in multiple occupation (C4).		

NEW POLICY 7: PROTECTION OF IMPORTANT VIEWS

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
N/A	<p>POLICY 7: PROTECTION OF IMPORTANT VIEWS</p> <p>The views identified in Figure 5 and described in the Hellesdon Neighbourhood Plan Views Assessment Document are important public local views in Hellesdon.</p> <p>Development proposals that would adversely affect these Important Views will not be supported. Proposals are expected to demonstrate that they are sited and designed to be of a form and scale that avoids or mitigates any harm to the Important Views.</p>

This is a new policy for this revised Neighbourhood Plan. The plan provides protection for two important local views in line with engagement with the community. There are very few open public views remaining in Hellesdon, views that provide people with a sense of openness and of the rural landscape within which Hellesdon sits. The aim of this policy is to ensure that people can continue to enjoy these views and engage with them.

NEW POLICY 8: LOCAL GREEN SPACES

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
N/A	<p>POLICY 8: LOCAL GREEN SPACES</p> <p>The areas listed below and shown on Figure 6 are designated as Local Green Spaces:</p> <p>LGS1. Hellesdon Recreational ground LGS2. Mountfield Park LGS3. Meadow Way Play Area LGS4. Loxwood LGS5. Prince Andrews Close LGS6. Allotments, Bush Road LGS7. Cottinghams Park LGS8. St Pauls church grounds LGS9. Outside Millenium Avenue LGS10. Eversley – Silk Mill Road LGS11. Nursery Close LGS12. Woodland just off the Reepham Road just behind Arden Grove Infant School right on the boundary LGS13. 2nd Hellesdon scout site off Middleton Road LGS14. Land at 18th Norwich (1st Hellesdon) Scout Group – Kinsale Avenue / Rear of Pinewood Close</p> <p>Development proposals in the designated Local Green Spaces listed above and defined on the accompanying map to this policy will be managed in accordance with national policy for Green Belt.</p>

This is broadly a new policy for this revised Neighbourhood Plan, although it picks up on aspects from the 2017 plan, such as Policy 1 (Hellesdon Green Grid) and Project 1 (Enhanced parks and open spaces). The aim of Policy 8 as a minimum is to protect those green spaces that are important and have value to the community. This is necessary for the mental and physical wellbeing of residents and it also takes recreational pressure off protected habitat sites nearby such as the River Wensum.

NEW POLICY 9: COMMUNITY FACILITIES

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
N/A	<p>POLICY 9: COMMUNITY FACILITIES</p> <p>The following are designated as community facilities so as to benefit from the protection provided by Policy CSU2 of the Broadland Development Management DPD 2015. These are shown on Figure 7.</p>

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
	<p>CF1. Community Centre and Changing Rooms CF2. Library CF3. Public toilets CF4. Post office CF5. Parish Hall CF6. St Pauls Church</p> <p>Proposals for additional facilities are supported in line with Policy CSU1 of the Broadland Development Management DPD 2015, especially the following:</p> <ul style="list-style-type: none"> • Banking hub • New post office if existing one is lost • Facilities that provide for younger people • Facilities that provide new social and leisure opportunities • New high-quality additional buildings or extensions to existing schools to cater for an increase in school demand.

This is a new policy for this revised Neighbourhood Plan. The facilities listed are those which have been suggested for protection via community engagement. The Hellesdon Neighbourhood Plan will afford protection for some existing community facilities via Policy 8. This will provide clarity on what facilities should get protection from the Broadland Local Plan, Policy CSU2. Support is also given to additional community facilities, especially to support the growing population of the parish, and this aligns with Policy CSU1 of the local plan.

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
<p>POLICY 6: BUILDINGS OF LOCAL IMPORTANCE</p> <p>Several buildings have been identified as being of local interest. These buildings have been identified because of their architectural merit and in some cases the social and historical associations. They contribute to, and help define, the character of the area in which they are located or are significant in the social history of the area:</p> <ul style="list-style-type: none"> • The Bull public house • St Paul's Church <p>Development proposals relating to or affecting these buildings should ensure that the significance of any special features that</p>	<p>POLICY 10: NON-DESIGNATED HERITAGE ASSETS</p> <p>The following are considered to be Non-Designated Heritage Assets and should benefit from protection in accordance with the National Planning Policy Framework and Polic 3 of the Greater Norwich Local Plan:</p> <p>NDHA1- The Bull Public House NDHA2- Parish sign on the Bull Roundabout NDHA3- St Pauls Church and Coronation Hall NDHA4- Milestone – Cromer Road, outside number 156 NDHA5- Site of plane crash in 1944 at 12 Hastings Avenue</p>

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
<p>contribute to the building's character or appearance or their settings is conserved or enhanced. Where development would result in the loss of or significant harm to, buildings of local importance the harm should be weighed against the potential benefits in terms of sustainable development.</p>	<p>NDHA6- The Site of WW1 Aircraft Hangar (Mann Egerton) NDHA7- Site of plane crash in 1942 at 1 Overbury Road NDHA8- Whiffler Public House NDHA9- Wayside Cross on the Boundary NDHA10- Milestone – Drayton High Road NDHA11- Frontage of Hellesdon hospital NDHA12- Pill Box at Rabbits Hill NDHA13- Parish sign on the Low Road NDHA14- Hellesdon Parish Hall</p> <p>These are shown in Figures 8 and 9.</p>

Policy 10 of the reviewed Neighbourhood Plan adds further detail to Policy 6 of the 2017 plan, including additional buildings listed and mapped as non-designated heritage assets. The intention of the policy remains relatively unchanged- The intention of this policy is to protect several buildings and structures of local importance that are valued for their historic significance, architectural distinctiveness and social / cultural value.

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

As set out earlier in the Introduction the National Planning Policy Guidance states 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 Parish Council considers that the majority of the modifications materially affect the policies in the made NDP. This is because of the scope of the changes being proposed to those policies or the introduction of new policies. In these circumstances qualifying bodies are required to state whether they believe that the material modifications are so substantial as to change the nature of the plan and give reasons.

The Parish Council considers that the material modifications taken as a whole are significant/substantial enough to change the nature of the plan and believes this review would fall under material modification 3. Material Modification 3 is when modifications do change the nature of the plan and would require examination and a referendum.

The reason being is whilst the NP vision and objectives are still the same to the current NP, a few policies and projects and their associated sections in the 2017 plan have now been removed, and a number of new policies have been proposed in the modified proposal. These changes are in line with the updated evidence gathered and community engagement which has commenced over the last year. The evidence base and supporting data has changed over the last ten years as well as national and local policy and guidance. In recent years neighbourhood plan groups have been offered more detailed technical support by Locality and AECOM including the commissioning of Design Guidance and Code Documents and Housing Needs Assessments. These documents have added further detail to the policies and text in the Hellesdon NP Review. As well as other assessments to support new neighbourhood plan policies.