

Interests Flowchart

The flowchart below gives a simple guide to declaring an interest under the code.

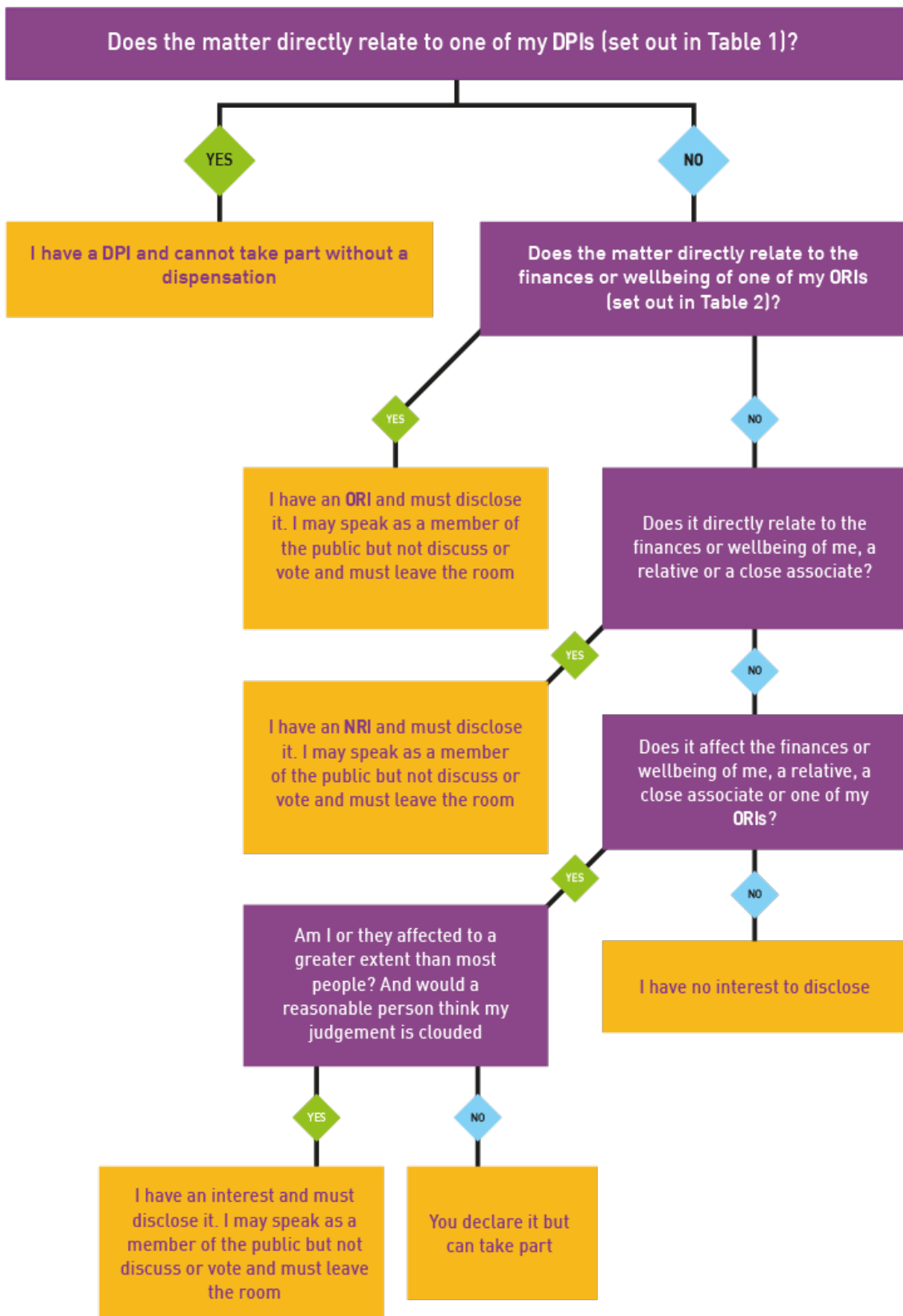


Table 1: Disclosable Pecuniary Interests

This table sets out the explanation of Disclosable Pecuniary Interests as set out in the

[Relevant Authorities \(Disclosable Pecuniary Interests\) Regulations 2012.](#)

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged
Land and Property	Any beneficial interest in land which is within the area of the council. 'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.
Licenses	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer

Corporate tenancies	Any tenancy where (to the councillor's knowledge)— (a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.
Securities	Any beneficial interest in securities* of a body where— (a) that body (to the councillor's knowledge) has a place of business or land in the area of the council; and (b) either— (i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) If the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/ her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners have a beneficial interest exceeds one hundredth of the total issued share capital of that class.

* 'director' includes a member of the committee of management of an industrial and provident society.

* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Table 2: Other Registrable Interests

You must register as an Other Registerable Interest :

- a) any unpaid directorships
- b) any body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority
- c) any body
 - (i) exercising functions of a public nature
 - (ii) directed to charitable purposes or
 - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member or in a position of general control or management

Minutes of the Full Council meeting held on Tuesday 11th November 2025 at 7pm in The Council Chamber, Diamond Jubilee Lodge, Hellesdon.

Present: Cllr David Maidstone – Chair of the Council
Cllr David Britcher
Cllr Mike Hicks
Cllr Sarah Smith
Cllr Greg Britton
Cllr Andrew Lock
Cllr Bill Johnson
Cllr David Fahy
Cllr Roy Forder
Cllr Sue Holland
Cllr Nigel Barker
Cllr Shelagh Gurney
Cllr Ian Duckett
Cllr Robin Sear

Also present Mr. Richard Bishop (Locum Clerk), PC Sam Hales, the newly appointed Parish Clerk Mr. Jonathan Hall was present as a member of the public, welcomed by the Chairman, due to start work on 5th January 2026.

1. Apologies and acceptance for absence

Apologies were received from the following Councillors and **Accepted**.
Cllr Lacey Douglass

2. Declarations of Interest and Dispensations

No declarations were made or dispensations applied for.

3. Minutes from Full Council meeting held 14th October 2025

The minutes of the meeting held on 14th October 2025 had been previously circulated. It was RESOLVED TO ACCEPT these minutes as a true and accurate record of the meeting.

4. Public Participation

a) To receive questions from the public.

(Public participation shall be in accordance with Standing Orders and shall not exceed 15 minutes unless such time is extended by the Chairman).

There were no questions from members of the public.

Parish Council Sam Hales reported that there were a few issues relating to Saturday evening in respect of bonfires and fireworks, but in the main, things were operating normally. There were a few concerns regarding e-bikes and speed, also general speed checks in progress. Cllrs reported a residential premises being used for business premises, which Pc Hales stated the police were aware.

5. Council Reports

a) To Receive clerk report

Approved.....

Date.....

Hellesdon Parish Council, Full council Minutes 11th November 2025

The Locum Clerks report detailed issues which would relate to various items on the agenda – these would be detailed as the meeting progressed.

- b) To Note verbal reports from District and County Councillors
Cllr Sheila Gurney reported that the new traffic lights and roadworks have been completed on the Holt Road adjacent to the airport. These were completed and opened at 2am earlier this morning 11th November. Cllr Gurney reported that she had already received 35 complaints regarding the current sequencing.
- c) To Receive any Updates from the Chairman
The chairman reported that he had been speaking against the persimmon homes application at Horizon House, this was in line with what the Council had agreed previously.

The chairman also stated that he laid a wreath at the memorial at the service.

6. Financial Matters

- a) Approval of Payments – 30th September 2025
The Locum Clerk had produced a list of payments, which were APPROVED.

7. Committees

- a) To receive Events committee report and to note any decisions made.
Cllr Sarah Smith reported that the recent Halloween event was successful with 80+ tickets being sold; thanks to all concerned and plans are underway for the Christmas Party on 13th December.
- b) To receive Playing Fields, Allotments and Amenities committee report and to note any decisions made.
Cllr Mike Hicks reported that he and Cllr David Maidstone had agreed to meet with the National Tennis Association and the Lawn Tennis Association, regarding the agreement which was previously in place and the usage of the courts at Hellesdon.

The red letters to allotment holders had been sent out and only 3 appeals had been received. Some of the allotments had already been re-cultivated, which was the aim of the committee. Updates were given in respect of the keypad – which would not be taken forward and a bowls keypad also not agreed. The parish sign in low road is in safe keeping. It was reported that the rebuild could be approximately £7,000.

- c) To receive Environment committee report and to note any decisions made.
Cllr Ian Duckett stated that the Committee had not met, but would be meeting very soon. It was stated that Hellesdon Community Action have been sent a holding email. The Council have been invited to make a bid for an Environmental Project, it was suggested that the deadline was not too far away.
- d) To receive Planning committee report and to note any decisions made by the Committee Chair Cllr Greg Britton; to include updates on both Persimmon Homes and Hospital site by Cllr David Maidstone.
Cllr Greg Britton stated that the Committee had not met since the day of the last Full Council meeting, as there had not been any planning applications to consider. However, two applications had been received today, a meeting would be called in two weeks time to discuss/comment on these plans.

Approved.....

Date.....

Hellesdon Parish Council, Full council Minutes 11th November 2025

Cllr David Maidstone had reported earlier in the meeting regarding his attendance of a recent planning committee meeting at the district council offices.

- e) To receive Staffing committee report and to note any decisions made – to appoint Chairman following resignation of Cllr David Maidstone.

It was proposed by Cllr David Maidstone, seconded by Cllr Sue Holland that Cllr David Britcher be the new Chair of the Staffing Committee. AGREED.

Cllr David Maidstone returned to the recent recruitment process, which had successfully recruited two new members of staff. Addressing the new Parish Clerk Jonathan Hall, who was formally introduced to councillors and he responded by stating that he is looking forward to joining the staff and starting work in the new-year, on Monday 5th January 2026. It was also reported that Mr. Chris Fisher would be commencing work for Hellesdon Parish Council on Monday 24th November, as the new Groundsperson & Deputy Facilities Manager.

- f) To receive Community Centre & Cafe Committee report and to note any decisions made.

Cllr Roy Forder reported that part of the Community Centre & Café report would be given below the line in the confidential part of the meeting.

The main issues to put before the Full Council were two draft letters that had been circulated to councillors prior to the meeting. One to the Pentecostal Church and the other to all current users of the Community Centre. The letters would confirm recommendations that the Committee have made to the Council in respect of closing the Centre on a Sunday, with the exception of an extraordinary special event, which could be approved in advance by the committee. It would also confirm a new reduced community/charity discount of 20%, replacing the previous discount of 50%. A draft application form to receive the reduced rate, that would be available in the reception at the time of booking. All applications would be referred to the committee. The new rates and changes in operation would come into force on 1st January 2026. There followed a lengthy debate, where minor amendments were considered, but this concluded by placing the draft letters and draft form, as presented to the council. It was proposed by Cllr David Maidstone, seconded by Cllr Mel Maidstone and RESOLVED to APPROVE all three drafts as presented. By this approval, this confirmed all of the recommendations contained in the letter content put forward by the committee.

8. Projects

- a) To receive an update on Parish Partnership Scheme 2025-26 and consider projects for 2026-27.

A decision had been made previously to proceed with the two projects put forward in the current year which had resulted in a slight shortfall of some £400, as costs had increased since the original bid had been made. This means that the Parish Council will have to put an additional £400 into the projects, in addition to the 50% that had previously been committed. It was AGREED to proceed with both projects.

It was subsequently AGREED to put an additional Bus Shelter into the current years submission to the Parish Partnership Scheme, the Parish Council committing themselves to a 50% contribution.

- b) To receive update on Community Fridge.

Cllr David Maidstone summarised where the Council and Community Centre are in respect of the Community Fridge. No volunteers had been forthcoming to take on the management of the fridge and the last committee debate agreed that the fridge should stop, if there was no alternative way forward. It was proposed by Cllr David Maidstone, seconded by Cllr Shelagh gurney to stop the fridge at 31st December 2025 and to re-use the equipment as storage for the café – AGREED unanimously. It was subsequently AGREED to ensure that there

Approved.....

Date.....

Hellesdon Parish Council, Full council Minutes 11th November 2025

was signage to that effect placed at the entrance of the Community Centre and it features on the Council's social media.

9. To consider a resolution under the Public Bodies (Admission to Meetings) Act 1960 to exclude the press and public for the duration of the items 10, 11, and 12 in view of the confidential nature of the business to be transacted

It was RESOLVED to exclude the press and public.

7.f Community Centre & Café Committee – part of this item had been placed below the line because of the confidential nature of the subject to discuss.

It was reported that the Community Centre would be closed for essential works i.e. replacement doors on Thursday and Friday of this week. There followed a lengthy discussion on whether to use the Wednesday to prepare for other essential works and preparation for the replacement of the doors. The Centre and Café are not due to re-open until Tuesday next week. There was a whole raft of issues discussed and the Locum Clerk was instructed to inform the Facilities Manager and the Café Manager at the earliest opportunity, i.e. first thing in the morning, following any decisions taken this evening. It was proposed by Cllr Roy Forder, seconded by Cllr Robin Sear to close the Community Centre and Café with immediate effect from early tomorrow morning; AGREED unanimously. The Locum Clerk was given guidance regarding notices at the Community Centre entrance, on social media and on the Council's website. To inform the Facilities Manager and to talk through an inspection process, necessary prior to re-opening on Tuesday. To also go through things with the Café Manager, as he and his staff would have different duties in the three remaining days this week, and Monday of next week. Cllr Sarah Smith and Cllr Mel Maidstone would put in place a support plan on behalf of the Committee, which could have input from the Café Manager, this would include regular inspections, to keep the facility to a high standard of cleanliness.

10. To receive update on Clerk position

A new Parish Clerk has been appointed by the Interviewing Panel, following recent interviews held towards the end of October, Jonathan Hall will commence work on Monday 5th January 2026, as he is currently serving two months notice with his current employer. One satisfactory reference has been received, the other is awaited. The Staffing Committee have agreed a starting salary at point SCP 37, moving to SCP 38 after a successful probationary period. The Locum Clerk is in the process of discussing and agreeing with the incoming Clerk potential training events and conferences, also joining the Clerk as a member of the Society of Local Council Clerks. Regular contact will be maintained in order to complete a smooth handover, by 14th January.

11. To receive update on staffing matters.

A new Groundsperson and Deputy Facilities Manager has been appointed by the interviewing panel, following recent interviews held towards the end of October, Chris Fisher will commence work on Monday 24th November 2025. The Staffing Committee have agreed a starting salary at point SCP 13 moving to SCP 14 after a successful probationary period.

12. To receive update on independent investigation.

The Staffing Committee have agreed that an HR specialist is taken on to advise the Council on this particular issue.

Approved.....

Date.....

Hellesdon Parish Council, Full council Minutes 11th November 2025

13. Matters for the Next Agenda – Full Council 9th December 2025

Matters raised are for information only and items to be considered for future agendas

Meeting closed at 8.55pm

DRAFT

Approved.....

Date.....

Hellesdon Parish Council, Full council Minutes 11th November 2025



HM Revenue & Customs

Late submission penalty notice

HELLESDON PARISH COUNCIL
DIAMOND JUBILEE LODGE
WOOD VIEW ROAD
HELLESDON
NORWICH
NR6 5QB

999H9N5SK00234
052362\355

**Date**

19 November 2025

VAT Registration Number

324 2467 74

Period reference

09 25

We've issued you a VAT penalty point

Your VAT return for the accounting period 01 July 2025 to 30 September 2025 was due on 07 November 2025. However, because we hadn't received it by then, we've given you a penalty point.

Please send us your return if you haven't already.

If you're an authorised tax agent or representative, please use the above VAT Registration Number to check if this notice applies to you or one of your clients. Go to **GOV.UK** and search for 'VAT CHECK'.

We issue a penalty point notice every time you send your return late, up to a maximum of 4 points. If you reach the maximum number of points, we charge you a financial penalty of £200. To avoid receiving late submission penalty points in the future, you need to submit your returns on time.

We've issued this penalty point notice in accordance with paragraph 6 of Schedule 24 to Finance Act 2021.

As of the date on this letter, your VAT penalty point total is 1 point(s).

Period end date	Date point was issued	Reason	Point(s)
30 September 2025	15 November 2025	Return not received	1 point
Total Point(s)			1 point(s)

For more details, please check your Online Tax Account. You can find more information about penalty points at the end of this letter.

We've sent a copy of this notice to your tax agent or representative, if you've registered one with us to deal with your VAT on your behalf.

If you need help

If you're having difficulty paying, go to www.gov.uk/difficulties-paying-hmrc or phone us on 0300 200 3835. You may be able to set up an affordable plan where you pay in instalments.

If you disagree with our decision to issue this notice

If you disagree with our decision, this letter is our offer to review that decision. You can either accept our offer of a review or appeal to an independent tribunal. If you haven't already done so, please send us your return as soon as possible.

How to request a review

The quickest way to request a review is through your Online Tax Account. If you don't have an Online Tax Account, you can write to:

Solicitor's Office and Legal Services
HMRC
BX9 1ZT

This is your opportunity to tell us why you think our decision is wrong and send us any new information you want us to consider.

You should ask us to review our decision within 30 days of the date of this notice. If you need longer, please contact us to tell us why and ask for more time. You need to do this before the 30-day deadline.

What happens if you request a review

If you accept our offer of a review, an HMRC officer who specialises in reviews, so wasn't involved in making the original decision, will take a fresh look at the decision. The officer will then write to you to tell you whether the decision has been cancelled, varied or upheld and explain why.

If you disagree with the review conclusion or don't want a review, you can appeal to tribunal. If you choose to appeal to tribunal, you'll need to include a copy of this letter. If you don't, they may reject your appeal. For more information regarding appealing to tribunal, go to www.gov.uk/tax-tribunal/overview

For more information on reviews and appeals, go to **GOV.UK** and search for 'HMRC1'.

How penalty points work

We issue a penalty point notice every time you send your return late, up to a maximum number of points (in the table below). If you reach the maximum number of points, we charge you a financial penalty of £200.

The maximum number of penalty points you can receive depends on how often you should submit a return.

How often you should submit a return	Maximum points
Annually	2 points
Quarterly	4 points
Monthly	5 points

We'll remove your points when you've sent all your returns on time for the period in the table below. We also need to have received all your returns for 24 months.

How often you should submit a return	Period
Annually	24 months
Quarterly	12 months
Monthly	6 months

For more information about filing, late submission penalty points, penalties and interest, go to www.gov.uk/vat-returns

If you need extra support

Please tell us if you have any health or personal circumstances that may make it difficult for you to deal with us. We'll help you in whatever way we can. For more information about this, go to **GOV.UK** and search 'get help from HMRC if you need extra support'.

.....PARISH COUNCIL

Community Infrastructure Levy - Income and Expenditure for the year ending 31 March 2025

INCOME RECEIVED FROM DISTRICT COUNCIL		
Date	Development Description	Amount
Total received from 1 April 2024 to 31 March 2025		0.00

Unspent Balance brought forward from previous years	
Total spent from 1 April 2024 to 31 March 2025	0.00

Parish CIL balance as at 31 March 2025	0.00
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EXPENDITURE	
Date	Expenditure Incurred/description
Total spent from 1 April 2024 to 31 March 2025	

Amount
0.00



Ask for : Moira White
Direct Dial: 01603 430551
Date : 20th October 2025

Email: cil@southnorfolkandbroadland.gov.uk

Dear Parish/Town Clerk

Community Infrastructure Levy (CIL) payment to Parish October 2025

I am writing to let you know the monies that Broadland District Council has collected, on behalf of the Parish/Town Councils, from CIL liable developments, in the six months from 1 April 2025 to 30 September 2025.

Please see the attached document which details the development(s) in question and the amount due to you from that development(s).

Unless you tell us otherwise, the CIL funds detailed on the attached sheet will be credited to your parish bank account before the end of October 2025.

Annual Reporting of CIL Expenditure

Each year that your Parish/Town Council receives funds from the Levy, it is required to publish a report of any income and/or expenditure, either on its own web site or on the District Councils' web site. The report needs to be published by 31 December following the reporting year in which the money was received by the District Council.

If your Parish/Town Council is VAT registered and you claim back the VAT for any CIL you spend you need to report the NET spend on your annual CIL report.

A form to assist you in completing your annual return is attached to this letter. This should be returned to the District Council as soon as practicable after the end of the reporting year 2025/2026.

Advice on the spending of CIL

A guide is attached providing information on how your Council can spend the CIL monies they receive.

However, if having read the attached guidance you still have queries then the following officers may be able to help you. I have included their name, contact details and particular area of expertise.

Officer	Initial contact details	Area of expertise
Moira White	Moira.white@southnorfolkandbroadland.gov.uk	General enquiries re CIL and specifically sites in Broadland.
Lorna Laycock	Lorna.laycock@southnorfolkandbroadland.gov.uk	General enquiries re CIL and specifically South Norfolk sites.
Richard Squires or Vicky West	neighbourhoodplans@southnorfolkandbroadland.gov.uk	Neighbourhood Plans
Joel Pailes	joel.pailes@southnorfolkandbroadland.gov.uk sally.hoare@southnorfolkandbroadland.gov.uk	How to make the best use of CIL funds.
Jen Roope	Jennifer.roope@southnorfolkandbroadland.gov.uk	Section 106 queries within Broadland
Jeremy Burton	Jeremy.burton@southnorfolkandbroadland.gov.uk	Section 106 queries within South Norfolk
Lola Poole	Lola.poole@southnorfolkandbroadland.gov.uk	Community planning projects officer

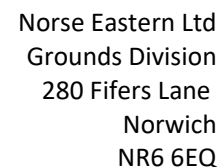
If you have any questions regarding this letter or want further details about the levy, then please contact the relevant officer detailed above.

Yours sincerely

Moira White
CIL and Sec106 officer

Parish CIL payments: October 2025

Parish	Planning ref	Development Address	Contribution to parish	Total parish payment
Acle	2023/3861	Land N of Damgate Lane	£5,195.16	
Acle				£5,195.16
Aylsham	20230055	Aylsham Garden Centre, Norwich Road	£2,207.84	
Aylsham	20230055	Aylsham Garden Centre, Norwich Road	£2,207.84	
Aylsham	20230055	Aylsham Garden Centre, Norwich Road	£2,207.84	
Aylsham	20230055	Aylsham Garden Centre, Norwich Road	£2,207.84	
Aylsham	20222089	Norwich Road phase 2/1	£20,705.16	
Aylsham				£29,536.52
Blofield	20220658	Woodbastwick Road, Blofield	£3,986.47	
Blofield	2024/2818	Woodbastwick Road, Blofield	£1,027.69	
Blofield	2025/0528	S of Hall Road	£316.38	
Blofield				£5,330.54
Brundall	2023/3696	Plot 6 Highfield Ave	£3,348.63	
Brundall	20211917	adj Memorial Hall	£15,928.06	
Brundall	20211917	adj Memorial Hall	£47,784.18	
Brundall	2023/1713	1 Low Farm Barns	£2,272.29	
Brundall	2025/1063	adj 2 Strumpshaw Road	£2,863.77	
Brundall				£72,196.93
Coltishall	20201627	Rectory Road	£21,876.90	
Coltishall	2025/1137	Gardeners Cottage	£903.32	
Coltishall				£22,780.22
Foulsham	2024/3803	Land West Of Hindolveston Road	£222.56	
Foulsham				£222.56
Great & Little Plumstead	2023/3698	2 Burt Way	£2,062.33	
Great & Little Plumstead	2023/3833	Agric building adj Heath Farm	£2,151.56	
Great & Little Plumstead	20222010	Hare Road	£28,415.54	
Great & Little Plumstead				£32,629.43
Hellesdon	20161647	Plot 2, 306 Low Road	£3,096.26	
Hellesdon	2023/3758	Reepham Road	£500.00	
Hellesdon	2023/3758	Reepham Road	£4,177.46	
Hellesdon	2023/3758	Reepham Road	£78.91	
Hellesdon				£7,852.63
Horsford	20210108	218 Holt Road	£2,880.30	
Horsford				£2,880.30
Horsham St Faith	2024/0995	Plot 15, Broadway Enterprise Park	£193.13	
Horsham St Faith	2024/0995	Plot 15, Broadway Enterprise Park	£1,035.00	
Horsham St Faith	2024/0995	Plot 15, Broadway Enterprise Park	£915.00	
Horsham St Faith	2023/3620	New Home Lane	£1,453.94	
Horsham St Faith	2024/1116	New Home Lane	£2,666.15	
Horsham St Faith				£6,263.22
Postwick	2023/1258	Petrol Station	£1,160.86	
Postwick				£1,160.86
Reepham	20211826	Vale Farm	£5,113.13	
Reepham				£5,113.13
Sprowston	2023/3532	Halsbury phase 1b, S. of Salhouse Rd	£11,126.63	
Sprowston	2023/3532	Halsbury phase 1c, S. of Salhouse Rd	£23,451.86	
Sprowston				£34,578.49
Stratton Strawless	20212195	Bracken Farm	£110.77	
Stratton Strawless	20212195	Bracken Farm	£150.00	
Stratton Strawless	20212195	Bracken Farm	£150.00	
Stratton Strawless				£410.77
Taverham	2024/3578	Beech Ave	£493.03	
Taverham				£493.03
Thorpe St Andrew	20211182	213 Yarmouth Road	£3,121.48	
Thorpe St Andrew				£3,121.48



**Minutes of the Meeting of Hellesdon Events Committee Held on
Wednesday 19th November, 3pm Held in the Council Chambers, Diamond Jubilee Lodge,
Woodview Road, Hellesdon**

Present at the Meeting

Cllr Sarah Smith (Chair)

Cllr Mel Maidstone

Cllr Roy Forder

Also in attendance

David Marshall – Admin Officer (minute taker)

Kevin Sage Facilities Manager

The Chairman welcomed all attendees, and opened the meeting at 3pm

1. Apologies and acceptance for absence

Apologies were received from Cllr Bill Johnson, Cllr Lacey Douglass. These were accepted by all councillors present.

2. Declarations of Interest and Dispensations

No declarations were made or dispensations requested.

3. Approval of the Minutes

There were no minutes to sign from previous meeting, on October 14th, 2025, as the meeting did not take place.

4. Public Participation (as permitted by Standing Order 3.d & 5.k. xiii)

No members of the public in attendance.

5. Review on Halloween Party

- **Resident Feedback:** Very positive feedback was received from residents who attended the event. Many also shared messages on social media praising the evening and complimenting the superb decorations
- **Publicity:** A brief write-up and accompanying photos were published in the *Just Hellesdon* magazine.
- **Future Events:** Residents suggested holding another Christmas party next year. Councillors discussed this, along with the possibility of a Christmas Carol service. The proposal was made by Cllr Sarah Smith and seconded by Cllr Mel Maidstone.

6. Senior Christmas Party

- **Volunteer Request** Cllr Sarah Smith requested volunteers to help on the day. Dave Marshall from the office would email all councillors to co-ordinate.

Approved.....

Date.....

HPC Events Committee Minutes 19th November 2025

- **Catering arrangements:** The required food and drink items, along with preparation responsibilities were agreed by all councillors. Cllr Sarah Smith to order the food and Cllr Mel Maidstone to take responsibility for the food preparation. Agreed by all Councillors.
- **Attendance Limit:** It was agreed that attendance for the event should not exceed 100 people.
- **Event Materials:** Raffle tickets have been printed, and an attendee list has been prepared.

7. Community Heart Award Discussion

It was suggested by Cllr Sarah Smith to defer this event until the Autumn of 2026. This was proposed by Cllr Mel Maidstone and Seconded by Cllr Sarah Smith.

8. Summer Fayre update

- **Stalls:** *Best of Norfolk* has offered to provide 15 stalls at £35 each.
- **Event Duration:** A suggestion was made to extend the fayre into the evening, incorporating live music acts. Proposed by: Cllr Sarah Smith Seconded by: Cllr Mel Maidstone
- **Local Business Involvement:** *The Bull Pub* is considering participating in the fayre.
- **Venue Use:** It was suggested that the ML Hall be reserved for evening entertainment.

9. To confirm the date, time and venue of the next meeting.

Date and time to be confirmed.

The meeting closed at 4.48pm

Approved.....

Date.....

HPC Events Committee Minutes 19th November 2025

**Minutes of the Meeting of the
Playing Fields, Allotments and Amenities Committee
held on Wednesday 5th November 2025 - 7pm at Diamond Jubilee Lodge**

Present: Cllr M Hicks (Chairman)
Cllr D. Maidstone
Cllr M. Maidstone
Cllr S. Gurney
Cllr N Barker

Also in Attendance:

Mr D Marshall (Admin), Mr K Sage (Facilities Manager) and 3 members of the public.

The Chairman welcomed all to the meeting.

1. Apologies and acceptance for absence

No apologies were received.

2. Declarations of Interest and Dispensations

No Declared interests or dispensations

3. Approval of the Minutes from 23rd September 2025

The draft Minutes had been circulated from the meeting of 23rd September 2025. These were **AGREED** and signed as a true and accurate record of the meeting.

4. Public Participation

3 members of the public were in attendance.

- Members of Haha will meet with the liaison group to discuss any further support they can provide to the council. Haha will assist with vacated plots by repurposing usable materials and sheds, ensuring that all structures taken over are properly maintained in agreement with the liaison group. Compost bays are operational, and Haha will use donated lawn mowers to maintain communal areas. For plots who have received eviction letters, police presence will be arranged before accessing sheds. Haha will also work with the liaison group regarding plots with trees and coordinate on related queries; dates for this meeting will be proposed by Haha.
- The office will send a communication email to all allotment holders to identify volunteers for group representation. Other members who are not part of Haha are also welcome to join the group. Overall, these actions aim to maintain the site efficiently, promote sustainability, and strengthen community engagement.
- Kaja Hegedič (Plot 48b) spoke about her request to extend her research until **November 26**, considering the procurement process and the handling of the results. She proposed conducting an engagement

survey and holding a workshop that would include all allotment holders. The findings and statistics from this exercise will then be sent to the Council for review. **A vote on this proposal was suggested, with Cllr Melanie Maidstone nominated as first and Cllr Nigel Barker as second.**

5. Items from previous Minutes to discuss

No items from previous meeting were discussed.

6. Allotment updates

a) Water Meter bills.

This year's water meter bills for the tenancy will be forwarded to finance officer, while Cllr David Maidstone and the office, will be responsible for sending out emails to all tenants to ensure they are informed of their water charges.

b) Gate Padlock

Cllr Mike Hicks suggested installing a padlock on the gate, with allotment holders responsible for paying for their own key. Cllr Shelagh Gurney proposed using an AC Leigh padlock, and the office will handle the sale of the keys. A Squire 660 padlock will be used, with keys provided along with spares. The proposal was put to a vote, with **Cllr Shelagh Gurney nominated first and Cllr Mel Maidstone second. All council agreed.**

c) **It was agreed by all council** that Kaja Hegedič (Plot 48b) may complete her research and share the findings with other plot holders, as per items 6C1 and 6C2, with approval granted for the project to proceed.

d) **Appeal against termination of plot**

is proposed to offer the allotment holder a quarter plot as a suggestion rather than enforcement. If they oppose, the committee may proceed with an appeal. Cllr Shelagh Gurney has suggested revisiting the plot owner to offer a smaller plot option, with enforcement actions paused pending a letter drafted by the clerk outlining alternative conditions. The committee approvals are: **first Cllr Nigel Barker, second Cllr Mel Maidstone.**

Members of the public left at 7.35pm

7. Tennis Updates

Report on NTA/LTA

- Tennis Updates KS contacted NTA before the existing contract ended, but initial attempts to get in touch received no response. NTA later acknowledged it was a misunderstanding and agreed to inform Maureen when players are on the courts. Currently, we control the court lights but cannot turn off the electric gate because the fire doors prevent it. These operational issues are being sorted out next week, free of charge.
- A new situation arose when LTA called the contract under a new 5-year agreement, which we were unaware of. Until now, all dealings have been with NTA. The agreement is for five years at £6,000, with all bookings going through NTA. Meanwhile, netball has sent a letter indicating they want to go through us. The council's previous agreement has been cancelled, and the chairman has been informed via email.
- Regarding documentation, LTA sent contract information to Richard, but no contract has been signed by anyone at Hellesdon Parish Council. A note from a former clerk indicates the agreement is with NTA, not LTA. Someone may have signed a contract around April 2022, but Cllr Shelagh Gurney noted there are no family concessions, and we were only aware of the 3-year contract. LTA needs to provide a signed copy of the agreement for verification.

- On the financial side, Cllr Shelagh Gurney has requested acknowledgment from the clerk regarding letters and agreements. The maximum grant has been set and will not be extended. Kevin Sage raised the question of whether the grant is being paid by LTA or NTA. If NTA is providing the grant, it is unclear what role LTA is playing. Clarification is needed regarding operational responsibilities: LTA manages the gate and lights, while NTA handles the booking system.

8. Sports which include:

Pitch hire/football/bowls/tennis. Netball prices update to discuss for 26/27

a)

- Tennis Facilities at Sprowston are free of charge.
- Football sessions are more expensive but include access to changing rooms.
- Prices across activities remain broadly comparable, facilities with changing rooms tend to have higher costs.
- A plan is in place to assist with improvements to the bowls facilities.
- A percentage increase of 10% was suggested by **Cllr David Maidstone and seconded by Cllr Mel Maidstone. All members agreed.**
- b) Referee facilities**
 - DM from the office presented quotes for large and small cabins to the Council. SG proposed that funding be sought to complete the referee facilities. The Council discussed whether to approach PPR for support and **agreed** to defer the decision to a future meeting.
- c) Key safe bowls club**
 - Cllr David Maidstone suggested nominating a member of the bowls club to take turns in holding the keys. **Cllr Mel Maidstone proposed, Cllr Shelagh Gurney seconded and all agreed.**

9. Trees Outside Woodland project

The Council noted that the project has been monitored over the last three years and that the contract is coming to an end; **Cllr Nigel Barker proposed continuing the project, Cllr Mel Maidstone seconded, and all members agreed.**

It was reported that the parish council and church group will assist with fundraising, with Carver managing £1,900 in change, and an anticipated total of approximately £7,000–£9,000 to go to the church to support fundraising efforts. Regarding the Parish Hall, there is a “Good Cause” pot of approximately £500. The Council agreed to look for additional funding and ensure that funds are stored safely, **with Cllr Mel Maidstone proposing, Cllr David Maidstone seconding, and all members agreed.**

10. Budget 2026-27

The Council considered the proposed budget for 2026-27 and made the following recommendations:

- **Bowling Green Benches:** 3 benches – £890 (part 1 of 8) – to go to review.
- **Gullies:** £325 – part 1 of 8 – to go to review.
- **Hard Court Fencing (Tennis Courts):** £5,000 – **approved.**
- **Allotment Compost Bays:** Two bays at £1,543 each – resite **approved.**
- **Office Car Park Compost Bay:** £456 – **approved.**
- **Bus Shelters:** Meadow Way and another location – noted.
- **Playground Surface:** **Approved.**
- **Gym Equipment:** Cllr David Maidstone to undertake further research – remove from budget for now.
- **Tractor Spreader:** **Approved.**
- **Lighting for Roundabout:** To be included in the normal budget.
- **New Van:** Repair rather than replace; suggested allocation £5,000 per year by Cllr David Maidstone.
- **Village Sign:** Previously discussed – noted.

3

Approved.....

Date.....

Hellesdon Parish Council Playing Fields, Amenities & Allotments Committee
Minutes 05/11/ 2025

- **Blue Badge Signs:** Noted.
 - **One-Way Traffic Control Plate (Car Park Exit):** £4,485 – noted.
 - **Football Goals:** Leave in budget.
 - **Cottingham's Path Fence:** Cllr David Maidstone suggested a fence to separate the park from the path – further exploration needed.
- Recommendations to take to the PPR meeting:** Gym equipment, van, and compost bays – **proposed by Cllr David Maidstone, seconded by Cllr Nigel Barker all agreed.**

11. Help Hub vehicle

The Council received a request for the Help Hub vehicle to be on site monthly. It was agreed that publicity should be arranged and that the vehicle be parked appropriately. **All members agreed.**

12. Recreation Barriers

The Council agreed that the playground markings be painted yellow. The use of sticky tape for temporary markings was also agreed.

13. Items for next agenda.

No items put forward for next meeting.

14. To confirm date and time and venue of the next meeting.

Early December 7pm

Meeting Closed at 9.47pm

Minutes of the Meeting of Helledon Environment Committee
Tuesday 18th November 2025, 4pm
Held in the Council Chamber, Diamond Jubilee Lodge, Helledon

Present at the Meeting

CLlr Ian Duckett (Chairman)
CLlr Mel Maidstone (Vice Chair, Minute Taker)
CLlr David Britcher
CLlr Andrew Lock
CLlr David Maidstone

CLlr Ian Duckett took the chair and welcomed all attendees, opening the meeting at 4pm

1. Apologies and acceptance for absence

Apologies were received from CLlr Mel Maidstone and accepted.

2. Declarations of Interest and Dispensations

In accordance with Section 31 of the Localism Act 2011 & the adopted Code of Conduct members should declare any disclosable pecuniary interests, non-disclosable pecuniary interests and non-pecuniary interests in any item(s) on the agenda. (In the case of disclosable and non-disclosable pecuniary interests the member must withdraw from the meeting room immediately after making representations, answering questions or giving evidence – Please contact the office should any item need clarification) Clerk to report any written requests for dispensation in respect of items on this agenda.

No declarations were made or dispensations requested.

3. Public Participation (as permitted by Standing Order 3.d & 5.k. xiii)

Members of the public are invited to speak and are only permitted to speak at this point in the meeting. (Public participation shall be in accordance with Standing Orders and shall not exceed 15 minutes unless such time is extended by the Chairman).

No members of the public in attendance.

4. Approval of the minutes from Monday 23rd June 2025

Minutes were approved and signed by CLlr Ian Duckett

5. Broadland Council Bid

Funding Deadline Extended:

The submission deadline has been extended to 5th December.

Bid Focus:

Agreement needed on what we want to bid for. CLlr David Maidstone put forward the following:

Approved.....

Date.....

HPC Environment Committee Minutes 18th November 2025

Cottingham's Park (Green Belt Area):

- Restrictions may apply due to green belt status.
- Potential to expand the community orchard.
- Opportunity to plant more trees or create a small community forest.
- Potential for wildflower meadow extensions.
- Cllr David Maidstone to contact Carters' Farm to discuss collaboration/permissions.

Mountfield Park:

- Possibility of installing outdoor gym equipment.
- Some trees have already been planted – potential for more.
- Consider minor additions such as pond supplies or simple nature-enhancing features.

Outcome / Agreement

- **All Councillors present agreed to submit a bid/application to Broadland Council.**

6. Operating Budget for Committee

- A name is needed for the new project initiative.
- Suggested focus: small marketing projects involving bird boxes.
- Proposal to make contact with organisations aligned with the Green New Deal for potential collaboration or support.
- Pricing approach discussed: £2 per bird box, aiming to present an accessible, community-focused scheme.
Proposed by Cllr Ian Duckett 2nd by Cllr David Maidstone all agreed.

7. Items for Next Agenda

Pursue more bird boxes, bids and budget.

8. To confirm the date, time and venue of the next meeting

TBC for a date in January 2026

The meeting closed at 4.45pm.

Approved.....

Date.....

HPC Environment Committee Minutes 18th November 2025

Minutes of the meeting of the Planning Committee meeting held on Tuesday 25th November 2025 at 6:15 pm at the Council Chambers, Diamond Jubilee Lodge, Wood View Road, Hellesdon

PRESENT:

Cllr Greg Britton (Chairman)
Cllr Roy Forder, Cllr Mike Hicks, Cllr Robin Sear

Also in attendance Mr. H. Clark (Deputy Clerk, Minute Taker)

1. Apologies and acceptance for absence

- a) To receive and accept valid apologies for absence as previously notified to the Parish Clerk

Cllr David Maidstone and Cllr Sue Holland apologies were accepted.

2. Declarations of Interest and Dispensations

No declarations of interest made.

3. To approve minutes of the committee meeting held on 14th October 2025.

The minutes of 14th October 2025 had previously been circulated. The minutes were AGREED and signed as a true and accurate record of the meeting.

4. Public Participation

no member of public present.

5. Planning Outcomes

Updated Information on recent decisions made on planning applications, these are circulated to all members of the committee and noted at the meeting.

6. Planning Applications for Consideration

Application	Response to consultation
2025/3160 Location: Amenity Land at Acorns Close and Oakwood Drive, Hellesdon, Norfolk Proposal: Works to TPO Trees: Silver Birch – Crown raise to 6m and reduce house side back by 2m with a total length of 6m. Beech Tree (Acorn Close) – Crown raise to 6m, reduce radius house side by 2m with a total length of 6m. Sweet Chesnut (Oakwood Drive) – Reduce in height by 8m by removing dead wood back to growth points. Oak (Timber Close) – Crown raise to 4m in height to remove limbs from fence and shed.	No Objection

Approved.....

Date.....

2025/3379 Location: 97 Reepham Road, Hellesdon, Norfolk, NR6 5LQ Proposal: First Floor Extension	No Objection
2025/3399 Location: 44 Bramble Avenue, Hellesdon, Norfolk, NR6 6LN Proposal: Garage Extension	No Objection as long as it is not used for commercial use.

7. **CONSULTATION by Broadland District Council, Norwich City Council and South Norfolk District Council – notification Monday 10th November 2025 to Friday 19 December 2025 at 5pm – on Draft Policy 2: Sustainable Communities SPD and Draft Implementation of the Greater Norwich Green Infrastructure Strategy SPD. Full details on Norwich City Council website.**

The committee noted the consultation.

8. **Date, time and place of the next meeting.**

Meetings would be scheduled if/when applications are received on 9th December 2025.

Meeting closed at 6.26pm

Approved.....

Date.....

**Minutes of the Meeting of The Community Centre and Café Committee,
Monday 3rd November, 7pm
Held in The Council Chamber, Diamond Jubilee Lodge, Wood View Road,
Hellesdon**

Present at the Meeting

Cllr R. Forder (Chairman)
Cllr S. Smith
Cllr S. Gurney
Cllr M. Hicks
Cllr N. Barker
Cllr D. Maidstone
Cllr M. Maidstone (minutes)

Also in attendance

Mr K. Sage (Facilities Manager)

The Chairman welcomed all attendees, and opened the meeting at 7pm

1. Apologies and acceptance for absence

No apologies were received.

2. Declarations of Interest and Dispensations

No declarations were made or dispensations requested.

3. Approval of the Minutes

Draft minutes were circulated from the meeting on 8th October 2025. These were **AGREED** and signed as a true and accurate record of the meeting.

4. Public Participation

There were no members of the public in attendance.

5. Use of Agency Staff.

a) After discussion it was decided that this, along with Item 6a and 6c should be referred to the Staffing Committee.

b) It was agreed that volunteers in the café must have the relevant certification and a view was expressed that the cost of this should be reimbursed and this would form part of a café review.

All of the above Proposed by Cllr S. Smith, Seconded by Cllr D, Maidstone and **AGREED**.

Approved.....

Date.....

HPC Events Committee Minutes 23rd April 2025

6. Community Café.

- a) Referred to Staffing Committee, see above.
- b) Following discussions on operations and working practices in the Community Café it was decided that a full review of the Café should be undertaken and a new business plan and budget set. It was proposed that this be deferred until the new clerk is in post. Proposed by Cllr D. Maidstone, Seconded by Cllr S. Gurney and **AGREED**.
It was also agreed that Kevin Sage would implement a QC check in the community café with the café manager. This would then be followed up by a further inspection by two named councillors. Proposed by Cllr M. Hicks, Seconded by Cllr S. Smith and **AGREED**.
- c) Referred to Staffing Committee, see above.

7. Room Hiring.

- a) Draft letters re Sunday Opening and Changes to Community rate were reviewed. It was proposed that these letters were accepted and referred to Full Council for final approval. Proposed by Cllr S. Smith, Seconded by Cllr N. Barker and **AGREED**.
- b) See above
- c) Radio mic facilities in the SW room were discussed and it was delegated to the Chairman and the Facilities Manager to bring to a conclusion.

8. Discussion of Budget 26/27

The Facilities Manager was thanked for producing a thorough and detailed report of anticipated costs and proposed purchases for 26/27.

Cllr D. Maidstone proposed that it was inappropriate to consider kitchen equipment purchases in isolation of the review proposed earlier. Therefore all other items should be accepted and forwarded to PP&R for ratification. Seconded by Cllr N. Barker and **AGREED**.

Facilities Manager was requested to investigate the need for security personnel to be in attendance at events. Proposed by Cllr S. Smith, Seconded by Cllr M. Maidstone and **AGREED**.

9. Community Centre

- a) New fire door installation is booked to commence on 14.11.25.
- b) After discussion Cllr Forder proposed the mesh hand barriers should be replaced. Seconded by Cllr S. Smith, **Agreed** by majority.
- c) Covered above
- d) Covered above
- e) Covered above
- f) Covered above
- g) After discussion this item was withdrawn due to impracticalities.
- h) Update from Cllr S. Gurney re token gift to purchase bins deferred to next meeting.
- i) Locum Clerk had replied to Customer query re café.

10. Drinks Station in warm room

As previously agreed this would not be reinstated.

Approved.....

Date.....

HPC Events Committee Minutes 23rd April 2025

11. Winter weather items

It was proposed by Cllr M Hicks that these items would be donated en-bloc to Norfolk Library Services for distribution, seconded by Cllr S. Gurney and **AGREED.**

12. Emergency Lighting

It was proposed by Cllr M Maidstone that further quotes would be sought, Seconded by Cllr S Gurney and **AGREED.**

13. Clothing Bank

It was proposed by Cllr S Gurney that the request from Broadland District Council be declined as there are already provisions in the immediate area. Seconded by Cllr S Smith and **AGREED.**

14. Items for the next agenda.

Item 9i above.

15. Date of next meeting to be confirmed.

Approved.....

Date.....

HPC Events Committee Minutes 23rd April 2025

Minutes of the Meeting of The Neighbourhood Plan Working Group Monday 27th October 2025, 7pm Held in The Council Chamber, Diamond Jubilee Lodge, Wood View Road, Hellesdon

Present at the Meeting

Cllr S. Gurney (Chairman)
Cllr R. Forder
Cllr N. Barker
Cllr D. Maidstone
Ms L. Cornell

Also in attendance

Cllr M. Maidstone – Minutes

The Chairman welcomed all attendees, and opened the meeting at 7pm

1. Apologies and acceptance for absence

Apologies were received from Cllr Bill Johnson and Mrs Beryl Knowles. It was noted that 3 previous members of the parish had not recently attended meetings.

2. Declarations of Interest and Dispensations

No declarations were made or dispensations requested.

3. Approval of the Minutes

Previous minutes were not available.

4. Regulation 14 Consultation

a) These have been circulated to all members of the Working Group prior to the meeting.
b) The Group went through these and accepted all typing and spelling errors as suggested. In addition the following points were discussed.

- Page 16 Policy 1 – It was agreed to include various wide life points.
- Page 17 – It was agreed the Local Connection Route should not be extended down Low Road
- Page 19 Policy 2 – A revised wording was agreed for Paragraph 7.
- Page 26 Policy 4 – It was agreed that a broader definition for the provision of parking spaces should be included. It was agreed to keep reference to The Whiffler PH.
- Page 29 Policy 6 Housing - It was agreed to include revised definitions.
- Page 45 Community Projects – It was agreed to delete projects 3 & 4, to amalgamate projects 6 & 7 and reprioritise all projects into short, medium and long term
- Monitoring and Review – It was agreed to reinstate a monitoring and review section together with timescales.

Approved.....

Date.....
HPC Events Committee Minutes 23rd April 2025

- NCC Children’s Services – The reasons why this should remain designated as open space without exception were discussed and agreed.
- NWT Green Grid – it was agreed to incorporate green grid as appropriate.
- NWT Project 5 – It was agreed to incorporate green roof to Project 5.
- NWT B-Lines – The Group were receptive on this idea and would look to further investigate but probably not in this version of the Neighbourhood Plan,
- Clarion Housing – The Clerk will be asked to follow this up.
- Drayton Farms – The Clerk will be asked to follow this up.
- Public Survey – A full discussion took place on the points raised but none were felt could be included in this version of the Neighbourhood Plan.

b) Items for next Agenda

None

c) Date and Time of the next meeting.

It was agreed the next version of the Neighbourhood Plan would be presented to the Full Council Meeting on the 9th December, and this group should not need to meet again.

The meeting closed at 9.00pm.

Approved.....

Date.....

HPC Events Committee Minutes 23rd April 2025

Hellesdon Neighbourhood Plan Consultation Statement
Submitted under Regulation 15 (2) of the Neighbourhood
Planning (General) Regulations 2012 (as amended)

October 2025



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Introduction

Overview of Hellesdon Neighbourhood Plan

1. Hellesdon Neighbourhood Plan (NP) has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment.
2. It establishes a vision and objectives for the future of the parish and sets out how this will be realised through non-strategic planning policies.

About this consultation statement

3. This consultation statement has been prepared by [Collective Community Planning](#) on behalf of Hellesdon Parish Council to fulfil the legal obligation of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should contain:
 - a) Details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
 - b) Explains how they were consulted;
 - c) Summarises the main issues and concerns raised by the persons consulted; and
 - d) Describes how these issues and concerns have been considered and where relevant addressed in the proposed Neighbourhood Plan.
4. It has also been prepared to demonstrate that the process has complied with [Section 14 of the Neighbourhood Planning \(General\) Regulations 2012](#). This sets out that before submitting a plan proposal (or modified proposal) to the local planning authority, a qualifying body must:

(a)publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—

(i)details of the proposals for a neighbourhood development plan [[F2](#)or modification proposal];

(ii)details of where and when the proposals for a neighbourhood development plan [[F2](#)or modification proposal] may be inspected;

(iii)details of how to make representations; [F3](#)...

(iv)the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised; [[F4](#)and]

[[F4](#)(v)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;]

(b)consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan [F2or modification proposal]; and

(c)send a copy of the proposals for a neighbourhood development plan [F2or modification proposal] to the local planning authority.

5. Furthermore, the National Planning Practice Guidance requires that the qualifying body should be inclusive and open in the preparation of its Neighbourhood Plan, and ensure that the wider community:
 - Is kept fully informed of what is being proposed;
 - Is able to make their views known throughout the process;
 - Has opportunities to be actively involved in shaping the emerging Neighbourhood Plan; and
 - Is made aware of how their views have informed the draft Neighbourhood Plan.
6. This statement provides an overview and description of the consultation that was undertaken by the NP steering group on behalf of Hellesdon Parish Council, in particular the Regulation 14 Consultation on the pre-submission draft. The steering group have endeavoured to ensure that the NP reflects the views and wishes of the local community and the key stakeholders.
7. This Consultation Statement demonstrates that Hellesdon Parish Council has met all the statutory consultation requirements under Regulations 14 and 15, and that the Hellesdon Neighbourhood Plan Review has been shaped through meaningful engagement with residents, stakeholders, and statutory bodies

Summary of consultation and engagement activity

8. This section sets out in chronological order the consultation and engagement events that led to the production of the draft Hellesdon Neighbourhood Plan that was consulted upon as part of the Regulation 14 Consultation.
9. A significant amount of work went locally into engaging with the community early in development of the NP, so that it could be informed by the views of local people. Consultation events took place at key points in the development process. A range of methods were used and at every stage the results were analysed and shared with local people.

Summary of Early Engagement for the NP Review

Date	Activity	Summary
February 2016	Area Designation	The Parish area was designated as the NP Area in February 2016. The current neighbourhood plan was adopted in December 2017 ¹ .
January 2024 onwards	<p>Hellesdon Neighbourhood Plan Working Group Meetings</p> <p>Monthly Agenda</p>	<p>A Neighbourhood Plan Working Group Meeting took place monthly up to February 2025 on the development of the Review.</p> <p>January 2024 is when discussions first began on initiating a review of the neighbourhood plan and what elements of the plan need to be refreshed.</p> <p>All minutes can be read on the parish council website². Cllr Gurney the lead of the Neighbourhood Plan Working Group reported back to Full Council any updates of the plan.³</p>
February 2024	<p>Hellesdon Neighbourhood Plan Working Group Meetings</p> <p>Monthly Agenda</p>	<p>Meetings took place with AECOM in February to discuss the Housing Needs Assessment (HNA) and Design Codes technical work.</p> <p>Members of the public contacted the Parish Council on wishing to join the Neighbourhood Plan Working Group.</p> <p>Consultants Collective Community Planning reported back on the Evidence Base Paper which had been initiated bringing together up to date statistics and information in regard to the Census 202 and housing data provided by Broadland District Council. Other topics were also mapped and provided in the Evidence Base paper including the natural and</p>

¹ [Hellesdon Neighbourhood Plan | Broadland and South Norfolk](#)

²² [Hellesdon Neighbourhood Plan - Hellesdon Parish Council](#)

³ [Full Council Archives - Page 2 of 10 - Hellesdon Parish Council](#)

Date	Activity	Summary
		<p>historic environment, landscape, facilities/services, transport and flood risk.</p> <p>A draft survey was considered to go out for consultation with the community. It was agreed people will be encouraged to fill in the survey online, but hard copies will be available in the parish office, community centre and other local establishments by agreement. It was noted that previously collection points had been made available around the parish for people to drop off to, but there had been no option of a digital survey at this time.</p> <p>The survey was agreed to run between 1 March to 31st March 2024 enabling information to be put in the next edition of Just Hellesdon Newsletter.</p>
March 2024	First community survey	<p>The initial survey took place throughout March. It included 32 questions, and responses were submitted anonymously at this stage. The full set of survey questions is provided in Appendix A and the summary results in Appendix B.</p> <p>The survey was widely promoted, including through the Parish Council website and the Just Hellesdon Newsletter. Hard copies were available for collection and return at the Post Office.</p> <p>In total, 188 people responded to the survey.</p>
March 2024	Hellesdon Neighbourhood Plan Working Group Meetings	<p>The Clerk reported back to the Neighbourhood Plan Working Group what to expect to see in the Hellesdon HNA. This document is a top-down approach</p>

Date	Activity	Summary
	Monthly Agenda	<p>and information from the Hellesdon Evidence Base was shared with AECOM.</p> <p>Initial ideas and concerns on design in Hellesdon was reported back to AECOM who are developing the Design Codes document. One AECOM meeting included officers from Broadland District Council who shared advice too.</p> <p>Details of the survey so far were reported back to the Neighbourhood Plan Working Group. CCP stated that 41 responses had been filled in online and headline information to date was as follows:</p> <ul style="list-style-type: none"> • The main responders were in the 50-69 age demographic. • Most people liked the amenities of Hellesdon and being close to the city. • Most people disliked the traffic and transport issues and the lack of green space on their doorstep. • 100% of respondents were in favour of applying parking standards to extended properties. • 80% of respondents would support a housing allocation. • 64% of respondents would support allocations for community use / employment. • 80% of respondents would like to see more green space • There were mixed views on the walking and cycling network.
22-23 rd March 2024	In person consultation event	This event was an ideal opportunity for parish councillors to speak with members of the public about all matters affecting Hellesdon, not just the Neighbourhood Plan. The Clerk arranged for boards to be brought into the chamber, with some photos and a map of Hellesdon for people

Date	Activity	Summary
		<p>to plot where they would like to see items such as open space being protected, housing allocations economic allocations.</p> <p>The adopted Neighbourhood Plans was also available as well as an ample supply of the new surveys.</p>
14 March 2024	AECOM Design Codes walkabout around the parish to understand the character of the area.	<p>This interactive session involved AECOM consultants and members of the Parish Council to develop a design guide for the parish.</p> <p>The meeting commenced with a discussion in the council chamber about different characteristics of the parish and ideas about design. Then the meeting moved to visiting sites in the parish so that AECOM could see and take pictures of areas of interest, for their future report.</p>
April 2024	<p>Hellesdon Neighbourhood Plan Working Group Meetings</p> <p>Monthly Agenda</p>	<p>Neighbourhood Plan Working Group met with CCP to discuss the analysis results from the initial community survey. The analysis results are available in this document for the community to review.</p> <p>Discussions were had on next steps to the plan including what ideas and policies do the group wish to focus on. This included discussions on the areas of local green space the group wish to designate.</p> <p>Discussions were also had around CIL and projects.</p>
May 2024	<p>Hellesdon Neighbourhood Plan Working Group Meetings</p> <p>Monthly Agenda</p>	<p>Considering ideas for Neighbourhood Plan policies including discussions on the importance of local businesses and services, improved cycle routes and biodiversity enhancements.</p>

Date	Activity	Summary
June 2024	<p>Hellesdon Neighbourhood Plan Working Group Meetings</p> <p>Monthly Agenda</p>	<p>Considering the emerging neighbourhood plan policies. Discussion took place on the content of the plan and what the group wanted to see addressed in the area.</p> <p>Discussions were had on doing a call for sites for an allocation.</p> <p>Agreement to start working on the Local Green Space Important Views and Non-Designated Heritage Assets (NDHA) templates including gathering photos and information.</p>
July 2024	<p>Hellesdon Neighbourhood Plan Working Group Meetings</p> <p>Monthly Agenda</p>	<p>Considering the emerging neighbourhood plan policies. Discussion took place on the content of the plan and what the group wanted to see addressed in the area.</p> <p>Discussions were had on doing a call for sites for an allocation. It was agreed to run a call for sites in September 2024 with a deadline of 24th September.</p> <p>Discussions were had around new community facilities, community projects, transport and access and the natural and historic environment.</p>
September 2024	<p>Hellesdon Neighbourhood Plan Working Group Meetings</p> <p>Monthly Agenda</p>	<p>Discussions were had around the nominated important local views. It was agreed to add the two views which are in the NP Review.</p> <p>Discussions were had around the proposed Local Green Spaces. It was agreed to take forward the spaces discussed.</p> <p>Discussions were had around Non-Designated Heritage Assets. It was agreed</p>

Date	Activity	Summary
		for the clerk to complete assessments on a list of NDHAS which the majority are now identified in the NP Review.
October 2024	<p>Hellesdon Neighbourhood Plan Working Group Meetings</p> <p>Monthly Agenda</p>	<p>Considerations were given to the assessments which had been drafted for the Local Green Spaces, Important Local Views and NDHAS.</p> <p>Consideration was given to the draft NP document. The group reviewed the policies.</p> <p>Considering sites put forward under the call for site was agreed to be a matter to full council.</p>
December 2024	Hellesdon Parish Council Full Council Meeting – Item 10 on the Agenda ⁴	<p>It was reported that the Neighbourhood Plan working group took the decision to do a call for sites as a result of the potential benefits of protecting Hellesdon from future speculative planning applications.</p> <p>This decision was taken on the basis that there does not to be a commitment to allocating any sites received. There was one site put forward, and this was the site at Heath Crescent. The Neighbourhood Plan Working Group took the decision to refer this to the Parish Council, so as not to risk coming into conflict with the work the Parish Council has already undertaken with the public on this site.</p> <p>The benefits and disadvantages of a site allocation were detailed in the report for members to consider. The timing of the submission was also considered in relation to the possibility of a planning application being submitted.</p>

⁴ [12.-10th-December-2024-1.pdf](#)

Date	Activity	Summary
		<p>Uncertainty over changes to housing targets which may impact the recently adopted GNLP also caused concern over this matter.</p> <p>It was AGREED after a proposal from Cllr Gurney and a second from Cllr Sear to not allocate this land in the Neighbourhood Plan at the current time. The matter can be revisited after any new housing targets are announced.</p> <p>This was reported back to CCP, and the NP Review has drafted did not include an allocation.</p>
February 2025	<p>Hellesdon Neighbourhood Plan Working Group Meetings</p> <p>Monthly Agenda</p>	<p>This meeting was to agree with the Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) Preliminary Screening Version of the Hellesdon NP Review which will be sent to Broadland District Council ahead of the Regulation 14 Consultation.</p> <p>This document assesses whether the NP and intended policies would have a significant adverse effect on designated environmental sites within the parish or in proximity (20km). Since the NP is not allocating any land for development it was considered in the preliminary screening document that a full SEA or HRA was not required.</p> <p>Considered the dates and format of the Regulation 14 consultation.</p>
February- March 2025	SEA/HRA Screening Opinion Consultation was led by Broadland District Council this ran for five weeks in	CCP sent the NP draft and preliminary screening SEA/HRA document to Broadland District Council in February 2025 to initiate an SEA consultation the same month.

Date	Activity	Summary
	between February and March 2025.	Broadland District Council consulted Statutory Environmental Bodies on the draft plan as part of a Strategic Environmental Assessment Screening exercise. It was determined that a full SEA and HRA was not needed, and Broadland District Council issued their Screening Opinion in March 2025.
April 2025	Parish Clerk sent out the Local Green Space and Non-Designated Heritage Assets letter template to the relevant landowners and property owners informing them of their land/asset being included for designation in the plan (Appendix C and D).	The letter informed the landowners/property owners how their land has been included in the Neighbourhood Plan for designation. They were invited to give a formal written representation at Regulation 14 if they wished to or provide comments beforehand. Landowners were contacted either via email exchange or letter.

Early consultation with residents

10. Hellesdon Neighbourhood Plan has been developed by residents of the village on behalf of the wider community. A working group, comprising a mix of residents and parish councillors has overseen the process throughout on behalf of the Parish Council as the qualifying body. Engaging the wider community in the Neighbourhood Plan's development has been a key focus for the working group.
11. For the review of the neighbourhood plan, the parish council conducted a survey with residents in March 2024 (**Appendix A**). The review survey covered a range of topics including demographics, design, housing, natural environment, local economy, services and infrastructure and the historic environment. The survey was advertised on the parish council website. Overall, there were 188 responses, the consultation analysis is available to view in **Appendix B**.

Early engagement - how this was considered in development of the pre-submission plan for the NP Review.

12. Feedback from residents on housing helped shaped the conversations had with AECOM in 2024 when they were developing the Housing Needs Assessment (HNA). AECOM sent round a draft copy of the NP for the group to review in June 2024 and this was finalised in October 2024.

13. Feedback relating to design, the environment and local character informed the development of the Design Codes. This work was led by AECOM, with members of the Steering Group undertaking an initial walkabout with AECOM in March 2024 to identify key design priorities. The Design Codes document was subsequently finalised in October 2024.
14. In response to community feedback emphasising the importance of the local environment, the Steering Group agreed to identify and designate Local Green Spaces, Important Local Views and additional Non-designated heritage assets in the Neighbourhood Plan Review. These additions were informed by early engagement responses and discussions within Steering Group meetings. New assessments were drafted for the inclusion of these assets and spaces. The adopted NP currently only identifies The Bull Public House and St Pauls Church as a building of local importance⁵.
15. A new policy was created to protect important local community facilities, and the community projects section has been updated.

Regulation 14 Consultation

Overview

16. The Regulation 14 consultation ran for six weeks, from Thursday 17th April to Thursday 29th May 2025.
17. The activities undertaken to publicise the consultation and engage local residents and stakeholders are outlined below. These actions meet the requirements of Paragraph 1 of Schedule 1 of Regulation 14.

Date	Activity	Summary
17 April 2025	<ul style="list-style-type: none"> Emails and letters sent to stakeholders advising them of the Regulation 14 consultation and how to make representations 	<p>An email or letter was sent directly to each of the stakeholders, including statutory consultees, supplied by Broadland District Council (Appendix I).</p> <p>The email/letter informed the stakeholders of the commencement of the consultation period. The email notified consultees of the NP's availability on the website, alongside supporting materials, and highlighted different methods to</p>

⁵ [Hellesdon Nhood Plan_FINAL_Version_small](#)

Date	Activity	Summary
		submit comments. This meets the requirements of Paragraph 1 of Schedule 1 in Regulation 14. This was sent on 17 April 2025. A copy of this is provided in Appendix E .
Week commencing 17 April 2025	<ul style="list-style-type: none"> Printed copies of the survey (Appendix F) and draft plan were available for collection and drop off at The Council Chamber within Diamond Jubilee Lodge, Community Centre and Hellesdon Library. Copies of the poster were put on the PC website and social media platforms (Appendix H). All draft NP documents and a link to the online smart survey were published on the PC website (Appendix G). 	<p>Various methods were used to bring the Regulation 14 Consultation to the attention of local people including landowners/property owners. All methods stated the consultation dates, where NP documents could be accessed and how to respond.</p> <p>People were able to make representations by:</p> <ul style="list-style-type: none"> Completing an online survey. Filling in a hard copy of the survey and dropping this off at three different locations. Providing feedback via letter or electronically to the parish clerk. <p>The NP documents made available as part of this process included⁶:</p> <ul style="list-style-type: none"> Regulation 14 draft NP Design Codes 2024 Housing Needs Assessment 2024 Evidence Base Paper 2024 Views Assessment 2024 Local Green Space Assessment 2024 Non-Designated Heritage Asset Assessment (NDHA) 2024 Statement of Modifications Document
26 April 2025	<ul style="list-style-type: none"> A consultation event took place to talk about the NP 	This session allowed the community to turn up to share their views on the

⁶ [Hellesdon Neighbourhood Plan - Hellesdon Parish Council](#)

Date	Activity	Summary
	with members of the Steering Group on 26 April from 10am to 3pm at The Council Chamber, Diamond Jubilee, Wood View Road.	NP. This was advertised on the Poster and Parish Council website.
October 2025	Hellesdon NP Steering Group/ Parish Council met with CCP to review the representations received at the Regulation 14 stage and agree amendments to be made to the plan.	<p>The meeting provided an opportunity for the Steering Group to discuss the comments received from the community and statutory consultees. Collective Community Planning (CCP) led the session, working through the summary table of representations, and the group agreed a series of amendments to the Neighbourhood Plan to be shared with the full Parish Council for consideration.</p> <p>Following the meeting, CCP circulated an updated version of the Neighbourhood Plan in November 2025 with all proposed revisions highlighted in yellow, for review and further comment by the Parish Council and Steering Group.</p>

Responses to the Regulation 14 Consultation

18. At the end of the consultation period there were 42 completed surveys, either filled in electronically, by hand or online. 6 statutory stakeholders and 2 landowners wrote to the parish clerk with their comments on the draft plan in email form.

19. The next section highlights the comments raised and describes how these were considered in finalising the Neighbourhood Plan.

Statutory Stakeholders

Broadland District Council

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
General	<p>A pleasure to read a well-presented plan which has been positively prepared for the benefit of the community. A shared vision links to clear objectives in a cohesive manner. Perhaps it could be made clearer how these objectives lead to the proposed policies? Ambition is shown through the production of a supplementary Design Guide and Housing Needs Assessment.</p> <p>A point around accessibility: if you are using an acronym for the first time, ensure you explain its meaning. Even where using common acronyms such as N/A, spell these out if possible or clearly explain what is meant by their use. Also consider using paragraph numbering throughout the document for ease of navigation and referencing.</p>	<p>Note the welcoming comment.</p> <p>Made it clearer in the document how the objectives lead to the proposed policies. Added a policy matrix.</p> <p>A glossary of terms and acronyms have been added to the end of the document. Acronyms have been amended in the document.</p> <p>Document now has paragraph numbers.</p>
Page 6 – Why we are revising the neighbourhood plan	<p>Note the typo: “<i>Natina</i>”. Perhaps clarify that there has been a NPPF update as recently as December 2024.</p> <p>The Greater Norwich Local Plan was adopted by Broadland District Council on 28 March 2024.</p>	<p>Noted. Amended the typo and updated the reference to the latest NPPF and Greater Norwich Local Plan adoption date.</p> <p>Added more detail to this section.</p>

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
Page 8 – Paragraph 5	Note the typo: “ <i>There is, however, a recognised shortfall in green space in the parish.</i> ”	Amended the typo.
Page 10 – Figure 2	It may be worth including a label on the map to demonstrate that the Hellesdon Neighbourhood Area is north of the red line.	Noted. Amended the map.
Page 14 – Hellesdon Greengrid	The Greater Norwich Growth Board have announced funding to improve access to Sweet Briar Marshes. While outside the designated Neighbourhood Area, this SSSI is a significant green space and residents could benefit from increased ease of access	Added this detail into the plan.
Page 15 - Intention of policy	Check the grammar of this sentence: “ <i>Help nature recovery across the area will be key.</i> ”	Amended the last sentence of Para 51.
Page 16 – Policy 1	<p>Neighbourhood plans provide the opportunity to set out locally specific actions. Consider adding specific detail to the proposed enhancements:</p> <ul style="list-style-type: none"> • Incorporate the British Standard BS 42021:2022 of one bird box per dwelling and one bat box per four dwellings. • Require two hedgehog accessible gaps in each garden – these can include raised gates for discretion and tidiness. • Specify that native species must be of local provenance and set a target, e.g. at least 80% native planting. • Suggest that any non-native plants must provide ecological value, e.g. by following Royal Horticultural Society advice. • New woodlands: again, specify a mix and provenance. Situate adjacent to complementary conservation features, e.g. a new woodland immediately adjacent to an existing pond could 	<p>The NP Steering Group/PC went through the suggestions and have agreed to incorporate a number of these additions into Policy 1 under heading Biodiversity enhancements.</p> <p>Policy 1 has been revised. Wording below:</p> <p>Biodiversity enhancements</p> <p>New development proposals, as appropriate to their scale and location, must enhance biodiversity by addressing at least two of the following criteria:</p> <p>a) Incorporate one bird box per dwelling and one bat box per four dwellings in</p>

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>change the ecological composition of the pond.</p> <ul style="list-style-type: none"> • Consider restoring ghost ponds and requiring new ponds on development sites. • Bee bricks are possible in garages, as there are no insulation requirements. • Another idea is requiring developers to provide a fruit tree in every garden on new developments. <p>Specifying detail and firming up language from the suggesting (examples, could, should) to requiring (must, will) helps ensure that these considerations will be enforced when planning applications are determined.</p>	<p>line with the British Standard BS 42021:2022;</p> <ul style="list-style-type: none"> b) Incorporate two hedgehog accessible gaps in every garden and these can include raised gates for discretion and tidiness; c) Incorporate at least 80% of native species when planting on site so this is of local provenance. The other 20% of non-native plants must provide ecological value to the site by following Royal Horticultural Society advice⁷; d) Incorporate bee bricks in garages and bug hotels in gardens; e) Prioritise boundary treatments that make use of native hedges and trees unless doing so would be wholly out of character or there are significant overriding reasons; f) Identify existing biodiversity corridors and contribute to their preservation and enhancement; g) Identify suitable locations for new woodlands and tree planting on sites which can complement existing conservation features by using a

⁷ <https://www.rhs.org.uk/wildlife/plants-for-plant-dwelling-invertebrates>

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
		<p>mixture of native and non-native species (80:20). Ensure new woodlands have been designed on site to not change the ecological composition of existing habitats such as ponds or wetlands and will support local species⁸.</p> <p>Development proposals which do not include two of the above criteria in their application must provide evidence as to why meeting at least one of the criteria was not achievable or viable in their case.</p> <p>Added in must where we think it is necessary.</p>
Page 17 – Paragraph 9	<p>There is possibly a word missing in the first sentence – <i>‘The County Council has a Local Cycling and Walking Improvement Plan (LCWip) has routes that pass through Hellesdon.’</i></p> <p>Have you considered extending the Local Connections Route south along Low Road in the direction of the Marriott’s Way?</p>	<p>Amended the sentence.</p> <p>Discussion was had about extending the local connection route, but it was decided not to include on the basis that part of the route is outside of the parish and within the parish there was consideration that it would be too difficult to achieve.</p>
Page 19 – Policy 2: Hellesdon Community Grid	<p>Elements of this policy should be more proportionate in terms of the type and scale of development that should be subject to specific requirements. For example, the first paragraph states that ‘development proposals’ will need</p>	<p>Note the comments. Amended the first paragraph of the policy to state:</p>

⁸ [Managing-Trees-around-ponds-NEW.pdf](#)

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>to demonstrate how walking and cycling will be promoted. ‘Development proposals’ could cover anything from a small extension to an existing dwelling to a significant numbers of new homes.</p> <p>It’s not entirely clear what paragraph 7 is requiring of developers? – <i>‘Pedestrian crossings and facilities to improve safe connections between schools, community facilities, green spaces and local centres include...’</i></p>	<p>“New development proposals, excluding householder applications, will need...”</p> <p>Paragraph 7 did read more like a statement. It was agreed to remove the text:</p> <p><i>Pedestrian crossings and facilities to improve safe connections between schools, community facilities, green spaces and local centres include:</i></p> <p style="padding-left: 40px;">A. <i>The junction of Holt Road and Middletons Lane</i></p> <p>This is where the works are taking place now. So, it is more a statement rather than a priority.</p> <p style="padding-left: 40px;">B. <i>The junction of Cromer Road, Meadow Way and Fifers Lane.</i></p> <p>Some debate about whether this is ever achievable.</p>
Page 20 – Paragraph 2	Check the grammar of this sentence: “... schools and although...”	Amended sentence.
Page 22 – Figure 4	Several colours in the key do not match the map.	Amended the figure. The previous map was from a draft version of the Design Codes.
Page 23 – Policy 3: High Quality Residential Neighbourhoods	Where the policy states that <i>‘regard should be had to the host character area’</i> , it might be clearer to state <i>‘the design guidelines associated with the host character area.’</i>	Rephrased the first paragraph.

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>It might be useful to include a footnote which explains Secured by Design whilst also providing a link to the relevant website.</p> <p>Point 2: <i>“Ensuring that housing conversions or extensions respect and preserve the buildings <u>original</u> form and character.”</i></p> <p>Concern that this is too restrictive – e.g. it may prohibit well designed modern rear extensions or remodelling/external insulation. Perhaps omit the word ‘original’? Also add some wording to fit in with design code/guide, i.e.:</p> <p>In the design code it does state <i>“Any housing conversion must respect and preserve the buildings’ original form and character <u>unless the alterations are considered an enhancement</u>”</i> – it would be good to add the last bit to the policy wording. This would allow some remodelling or for example external cladding which would seem restricted if you are preserving existing character at its word.</p> <p>The next bullet point in the design code states <i>“Extensions and conversions should use materials which complement the existing, this could be through use of like-for-like materials or new materials where these can add <u>character and a pleasing contrast</u>”</i>. This opens it up for more contemporary conversions or extensions if they fit in within the context. The last bit could also be added to the policy wording in the NP.</p>	<p>Added a footnote and website link to the secured by design paragraph.</p> <p>Note the comments made on point 2. Amended the policy to be less restrictive:</p> <p><i>Ensuring that housing conversions or extensions respect and preserve the buildings form and character <u>unless the alterations are considered an enhancement.</u></i></p> <p>Added into the policy:</p> <p><i>“Extensions and conversions should use materials which complement the existing, this could be through use of like-for-like materials or new materials where these can add character and a pleasing contrast.”</i></p>
Page 24 – Paragraph 1	Clarify whether the figures on availability of cars/vans is specific to Hellesdon, Norfolk or England. Consider whether the same figures need to be repeated twice on the same page.	<p>Figures are specific to Hellesdon added that in.</p> <p>Removed the repeated text which was under the table in the Reg.14 version and</p>

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
		amended other areas of supporting text such as adding in wording related to parking in the NPPF.
Page 26 – Policy 4: Vehicle Parking	<p>We would suggest including the following at the end of the first sentence, ‘...in accordance with Norfolk County Council’s ‘Parking Guidelines for new developments in Norfolk’ (2022)’</p> <p>Likewise, the figure quoted for visitor parking requirements mirrors that in the NCC document and it would be useful to clarify this within the policy.</p> <p>Specific mention is made of the Whiffler public house. We would recommend avoiding singling out a building in this policy. Perhaps a broader condition could be used, e.g.</p> <p><i>any planning application which would involve the removal of existing car parking spaces should ensure sufficient parking for the business remains or alternative parking is provided. In this way the policy could apply to any site where parking spaces are removed/lost.</i></p>	<p>Noted. Amended the end of the first sentence.</p> <p>Made it clearer in the policy that any parking provisions needed to be in accordance with the Norfolk County Council’s ‘Parking Guidelines for new developments in Norfolk’ (2022).</p> <p>Added in the suggested wording to the final paragraph.</p>
Page 29 – Policy 6: Housing for People	<p>Policy 6 does not specifically relate to Affordable Housing requirements but on Page 28-29 this is referred to under NPPF and GNLP (min 33%). However, Para 3 refers to Policy 5 and suggests that allocated sites in Hellesdon should deliver MORE affordable housing than is actually required - to meet the specific needs in the parish. This is supported by recent HN data which shows there is a high unmet need within Hellesdon. We also note that recently we are seeing more sites coming in for</p>	<p>Note the comments.</p> <p>Referred in the policy text the Hellesdon Housing Needs Assessment being used as appropriate evidence to informing the parish wide need.</p> <p>Regarding the supporting text talking about “allocated sites in Hellesdon should deliver more</p>

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>reduced or zero affordable housing due to viability (including some within Hellesdon).</p> <p>Policy 6 should aim to provide modest dwellings of one or two bedrooms and will need to ensure these are still to minimum spaces standards as required by the GNLP to ensure they meet the Design and Code requirements of RPs operating within Broadland (for affordable homes) and that the smaller open market units are still attractive good size homes</p> <p>These should be provided as a mix of property types including houses, flats and bungalows wherever possible.</p> <p>Non-strategic housing: <i>“At least 33% of new open market dwellings should be one or two-bedroomed”</i>.</p> <p>Is 33% enough 1 and 2 beds to address the high local (affordable) housing need for 1 beds – which equates to approx. 60% of applicants on the housing list (for affordable rent tenure)?</p> <p>By specifying at least 33% this still allows for a much higher proportion of delivery to be for 3 and 4 beds (67%). Also noting that the NP findings state that the current housing stock comprises a disproportionately high number of 3-bedroom homes.</p> <p>For affordable housing mix (for affordable rented units) we suggest 30% 1 bedroom and 30% 2 bedroom (30% 3 bed and 10% 4 bed). For Affordable Home ownership the housing mix is usually 50% 2 bed and 50% 3 beds – but can be tapered to local need if indicated within the Parish NP (such as requiring a higher proportion of 2 beds than 3 beds).</p>	<p><i>affordable housing than is actually required - to meet the specific needs in the parish”</i>- this was concluded from the AECOM HNA 2024 Pg30-34. We believe the BDC have interpreted the sentence differently to what was meant. The HNA was actually estimating that from expected allocations/commitments there should be more affordable housing coming forward in Hellesdon over the plan period then is needed from potential demand.</p> <p>It was not meant that housing allocations should be providing more affordable housing than is required since this would potentially undermine strategic policies in the Local Plan where affordable housing tenure is set. However, more affordable housing is always welcomed.</p> <p>We note that the BDC have said that they have been seeing more sites coming in for reduced or zero affordable housing due to viability and this is a concern. We will make a point of this in the supporting text.</p> <p>More detail from the HNA has been added into the supporting text of the NP to explain why that statement was made.</p>

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
	<p>The policy should refer to the accompanying Housing Needs Assessment as the most recent evidence informing parish wide housing need.</p>	<p>Used similar wording as mentioned by BDC in the policy text regarding minimum space standards for open market housing.</p> <p>Regarding the suggestion of affordable housing mix- not sure we can use the %s provided with the HNA evidence we have. In the Hellesdon HNA 2024 for affordable housing the indicative mix was 50:50 affordable home ownership and affordable rent. No specific % were dictated for bedroom sizes for affordable housing only.</p> <p>We would only be adding it in purely based on your suggestion.</p> <p>In Table 5-9 of the HNA (2024) it suggests a low mix of 1 bedrooms (5.3%) compared to larger bedrooms even though this does not align with our NP objectives and intention of Policy 1. However, 2 bedrooms had a suggested mix of 26.8% this is why we merged Policy 1 to say 32% of dwellings should be one or two bedrooms.</p> <p>The HNA (2024) in Para 5.31 does state that one potential approach would be to combine the size categories and allow for greater flexibility between</p>

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
		<p>them, for example by requiring 40% of new homes to have 1-2 bedrooms rather than specifying percentages for each.</p> <p>The NP group considered the point on being more flexible with the percentages and agreed that the 32% should be increased to 40% in hope this brings forward more smaller housing stock, since there is already a high proportion of 3 bedrooms in Hellesdon making up over 50% of the housing stock, and it is expected that the population will continue to age meaning people may wish to downsize or find smaller homes.</p> <p>There is also the consideration of affordability becoming a worsening challenge and providing smaller homes with fewer bedrooms would help address this.</p> <p>Further detail has been added to the supporting text and Policy 1 has been revised.</p>
Page 30 – Figure 5	Note that the viewpoint numbers on the map have been switched and are inaccurate.	<p>Amended the error in the NP document. The viewpoints on the map were correct and align with the views assessment.</p> <p>The titles were wrong in the NP.</p>

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
Page 32-36 – Local Green Spaces	<p>Fourteen sites are proposed as LGS. However, due to the scale of the map, it is not clear from Figure 6 alone what constitutes the boundaries of the smaller sites (e.g. 4, 5, 9, 10,11). In fact, it can be quite difficult to identify the numbers denoting these smaller sites. It would greatly improve clarity if the markers on the map were made clearer and if the smaller site boundaries could be shown on inset maps within the NP document, or in larger scale maps similar to Figure 8.</p> <p>Page 35 only includes photos of LGS8 and LGS9 – should there be photos of the other sites (or would these be better served within the LGS assessment?</p> <p>Note that the most recent version of the NPPF was published in December 2024. Elsewhere in the plan the references to the NPPF are non-specific and therefore unproblematic, but please update the reference on page 32 to the latest version.</p>	<p>Amended the NP and included larger scale maps for the LGS.</p> <p>The photos for all the local green spaces are within the LGS assessment. We just used two photos as examples. However, we can take them out to avoid confusion.</p> <p>Updated the NPPF reference.</p>
Page 39 – Building of local importance	This section should refer to the boundary marker as a scheduled ancient monument (a designated heritage asset) - see separate notes on NDHAs.	Noted. Not sure what this is referring too however when reading the document.
Pages 42-43 – Figure 8	It might be helpful for the two larger scale maps to be titled ‘Hellesdon Neighbourhood Area – East’ and ‘Hellesdon Neighbourhood Area – West’ or similar, to make it clear that these are magnifications of the overall parish map shown on page 41.	Noted Amended.
Page 45 – Community projects	It is useful to see details of the community aspirations that will be progressed by the Parish Council during the plan period. Is there any further detail that could be added to each project relating to level of priority; estimated	The NP Steering Group went through the previous community projects and have decided that:

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
	timeframe for delivery; likely resources required, incl. funding (discussion of CIL etc.)?	<ul style="list-style-type: none"> - Previous project 3 Speeding traffic and Project 4 air quality aren't measurable and have been deleted. - Decided to combine projects 6 and 7 (now Project 4). - Project 1 and 2,4 and 5 could be achieved with CIL. <p>The number 1 priority is the extension to community centre followed by enhance parks and entrance spaces then cycle parking. Cycle parking short term, Parks medium, Community centre and sporting provision/ inclusivity long term.</p> <p>The community projects section has been amended in the NP.</p>
Monitoring and Review	It would be useful to include a short section at the end that discusses the implementation of the Neighbourhood Plan and the performance of policies against prospective planning applications (this could incorporate the 'Community Actions' section) and which also discusses how and when the Neighbourhood Plan will be reviewed.	Added a monitoring and review section.

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
Transport	Highway Authority has no objection to the designation of the local green spaces.	Noted.
Children's Services	<p>Regarding LGS7 Cottingham's Park (the site adjacent to Arden Grove Infant and Nursery School), whilst the County Council supports the principle of designating the land as open space, it is requested that the allocation/supporting words be amended to allow the land to be used for future school expansion/playing field provision. This would ensure the open space allocation would not limit the ability for the school to expand in the future should this be required.</p> <p>The following text is required to be included in Policy 8:</p> <p>"Development proposals....national policy for Green Belt. <i>Other than LGS7 where development will be allowed to expand Arden Grove Infant and Nursey School for potential future school expansion or playing field provision, if required</i>".</p>	<p>Disagree with the wording. The only way of expanding the school is to build on the local green space which is leased by Hellesdon PC. The LGS is owned by a private landowner and Hellesdon PC have an agreement with Drayton Farms.</p> <p>It is considered that the green space is too close to the designated crash zone for Norwich airport. If the airport gets any bigger then the zone could expand.</p> <p>Arden Grove, there's a fall in role, continuing and projected further fall in rolls, so we don't see there could be demand for this expansion.</p>
Historic Environment	Welcome the recognition of the importance of undesignated historic buildings as important heritage assets. The Parish Council may want to contact the Norfolk Historic Environment Record (HER) to check if there are any other buildings they wish to include. Note the online version of the HER is a partial dataset and may be subject to change.	Noted.
Lead Local Flood Authority (LLFA)	LLFA notes the Neighbourhood Plan makes no reference to flooding from sources such as surface water, ground water and fluvial flooding or the implications of climate change upon new development. It Is note that no	Note the neighbourhood plan itself does not address flooding. However, in the NP Evidence Base Paper there is a flood risk section.

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	<p>supporting flood risk mapping for any sources of flooding has been included within the document.</p> <p>Policy 3 and Policy 8 are of most relevance to the matters for consideration by the LLFA. The LLFA would welcome either the inclusion of a policy relating to flood risk from all sources or reference to this within an existing policy such as Policy 3 supported by relevant mapping covering the whole parish and particularly given the presence of surface water flooding within the parish.</p> <p>Note no reference has been made to the inclusion and benefits of SuDS. LLFA would recommend the inclusion of this within a policy relating to flood risk which refers to SuDS features such as permeable surfaces, rainwater harvesting/storage and green roofs and walls.</p> <p>The LLFA welcomes references made in the NP to it complimenting strategic policies including the National Planning Policy Framework (NPPF) and Greater Norwich Local Plan (GNLP).</p> <p>The LLFA are aware of AW DG5 records within the parish, but this will need to be confirmed by Anglian Water. According to datasets extending from 2011 we have 29 records of internal flooding and 41 records of external/anecdotal flooding in the parish. The LLFA highlight the importance of considering flooding in the NP in the best interest of further development in the area. We note all external flooding events are deemed anecdotal and have not been subject to an investigation by the LLFA. There are records of ordinary</p>	<p>This includes flood risk mapping for surface water and fluvial flooding and details on the flooding records we had access to from the Norfolk County Council website. There is also some commentary on groundwater flooding. Added further evidence shared on flood risk to the evidence base paper.</p> <p>Generally, flood risk is already addressed in the national and local plan.</p> <p>Added in wording on SuDS into Policy 3 which similar to that suggested by Norfolk Wildlife Trust. Also added in wording in the supporting text about SuDS and the four pillars.</p> <p>Added in reference to the NCC planning document in the design section in the NP.</p>

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	<p>watercourses in the parish under the control of Norfolk Rivers Internal Drainage Board.</p> <p>The LLFA recommend reference to be made in the document to the Norfolk County Council LLGA Statutory Consultee for Planning Document.</p> <p><u>Local Green Spaces</u></p> <p>No comments.</p>	

Historic England

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	No specific comments.	Noted.

Natural England

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	No specific comments.	Noted.

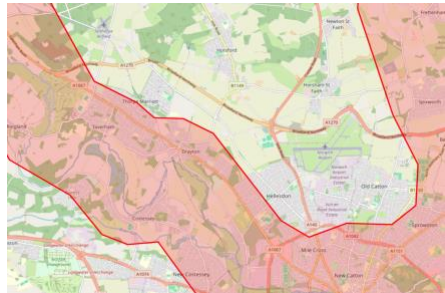
National Highways

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	No comment.	Noted.

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	Particularly support Objective 1.	
Policy 1: Hellesdon Greengrid	<p>Support the general intention of this policy but have some recommendations for amendments to the wording. We suggest that the first sentence is amended for clarification relating to ‘improving’ trees and hedgerows for example:</p> <p><i>“Every opportunity should be taken for biodiversity enhancements on development sites, particularly the enhancement of tree and hedgerow cover. Opportunities should be taken to improve continuity along hedgerows and between trees, by appropriate planting in gaps to create safe corridors of movement with good continuity of cover for wildlife.</i></p> <p><i>New development should prioritise boundary treatments that make use of hedges and trees... bug hotels”.</i></p> <p>Recommend specific policy wording in the plan to protect and seek to enhance the River Wensum and other important sites for biodiversity within the plan area.</p> <p><i>“The River Wensum, County Wildlife Sites, priority Habitats and other important ecological sites and environmental assets should be protected from adverse impacts from development and opportunities sought for enhancement”.</i></p> <p>Recommend an ambition of 20% BNG should be encouraged to provide greater confidence in genuine gains for biodiversity and ensure the successful recovery of nature in Norfolk.</p>	<p>Note the support.</p> <p>The biodiversity enhancements section has been amended in line with suggestions by BDC.</p> <p>Added in wording on the River Wensum and other biodiversity assets under Biodiversity Enhancements in Policy 1.</p> <p>Do not feel it is appropriate to add further wording on Biodiversity Net Gain at this stage. The Planning Policy Guidance (PPG) states that:</p> <p><i>Planning authorities and neighbourhood planning bodies when preparing new policies in line with paragraph 185 will want to take account of the statutory framework for biodiversity net gain.</i></p> <p><i>Plan-makers should be aware of the statutory framework for biodiversity net gain, but they do not need to include policies which duplicate the detailed provisions of this statutory framework. It will also be inappropriate for plans or supplementary planning documents to include policies or guidance which are incompatible with this framework, for instance by applying biodiversity net gain to</i></p>

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	<p>Recommend the following policy wording (or similar):</p> <p><i>“Development proposals, should deliver a minimum of 10% net gain in biodiversity and are encouraged to deliver a minimum of 20%”</i></p> <p>Maximising the amount of greenery in urban areas is healthy for people and ecology. Particularly advocate the addition of green roofs/walls where appropriate. The installation of natural green screens, where natural foliage is grown around a framework can also be beneficial in protecting an area from nearby road pollution. In addition to providing welcoming places and supporting biodiversity. This could tie in with Project 4: Air Quality. As the parish is particularly prone to air pollution from traffic, we recommend specific policy wording on this for example:</p> <p><i>“Opportunities should be sought for the addition of green roofs and/or green walls, and these should be supported where possible and as appropriate. Natural green screens should also be supported and encouraged in appropriate locations”.</i></p> <p>Recommend that the sentence “ Replacement trees must be native British species of local provenance” also includes wording to ensure that climate resilient species are included.</p> <p>Particularly support the wording around 2 to 1 ration requirement for replacement trees.</p> <p>Recommend that reference is made to the upcoming mandatory system of Local Nature Recovery Strategies (LNRS). These will be</p>	<p><i>exempt categories of development or encouraging the use of a different biodiversity metric or biodiversity gain hierarchy.</i></p> <p><i>Plan-makers can complement the statutory framework for biodiversity net gain by, for instance, including policies which support appropriate local offsite biodiversity sites, including whether specific allocated sites for development should include biodiversity enhancements to support other developments meet their net gain objectives in line with Local Nature Recovery Strategies.</i></p> <p><i>Plan-makers should not seek a higher percentage than the statutory objective of 10% biodiversity net gain, either on an area-wide basis or for specific allocations for development unless justified. To justify such policies they will need to be evidenced including as to local need for a higher percentage, local opportunities for a higher percentage and any impacts on viability for development. Consideration will also need to be given to how the policy will be implemented.</i></p> <p><i>Paragraph: 006 Reference ID: 74-006-20240214- Biodiversity net gain - GOV.UK</i></p>


	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	<p>important in mapping the most valuable areas of nature. Recommend the following wording:</p> <p><i>“Opportunities and priorities for nature restoration within the Neighbourhood Plan boundary should be in line with priorities by the Norfolk Local Nature Recovery Strategy (LNRS).”</i></p>	<p>Note the comments on air quality and green walls/roofs. Green roofs are very expensive to maintain and keep alive as the birds feed on it. Don’t wish to include this suggestion.</p> <p>Added in reference to native species being climate resilient in Policy 1.</p> <p>Note the support on replacement trees.</p> <p>Added in the wording on LNRS in the policy and supporting text.</p>
Policy 2: Hellesdon Community Grid	<p>Support the provision of a network of green walking and cycling routes which will help to reduce carbon emissions, support nature recovery, increase biodiversity, provide habitats for wildlife and connectivity, whilst providing health benefits for people.</p> <p>Particularly support the policy wording on green links. However, for a more robust policy we recommend addition wording:</p> <p><i>“Green infrastructure should be maximised and incorporated as appropriate into the design of cycling and walking routes”.</i></p>	<p>Note the support.</p> <p>Don’t want to include the wording. Concern on who would pay to maintain it. The NP group felt it was better to spend the money on signage.</p>
Policy 3: High Quality Residential Neighbourhoods	Particularly support clauses 3,5 and 6.	Note the support.

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
Policy 8: Local Green Spaces	Support the designation of the listed Local Green Spaces.	Note the support.
Design Codes and Guidance Document	Welcome the wording on page 33 around climatic targets. Welcome the guidance and codes on Eco-design and infrastructure on pages 40-42. The sustainability section includes useful text to increase biodiversity.	Noted.
Community Projects	<p><u>Project 5: Cycle Parking</u></p> <p>Adding a green roof to cycle parking facilities would provide an ideal opportunity to increase green infrastructure. Recommend that this is incorporated into this project.</p> <p><u>Potential new project</u></p> <p>B-Lines are a network of flower-rich insect superhighways and are part of the solution to the loss of flowers and pollinators. As part of this network runs through the parish there may be further opportunities to link in with this project and form a community action/project around this. Note in the design codes report “initiatives in Hellesdon, such as green verges planted with wildflowers should be encouraged”. Further information is on the bug life website.</p>	<p>Support this, built this into the community project.</p> <p>Hellesdon is fairly rich in pollinators, lots for front gardens, public spaces, Hellesdon in bloom. The NP group wished to explore this and have framed a community project about exploring this as an option, talking to other areas that do it. It will be a medium-term project.</p> <p>Below shows the B-Line Area in Norfolk which Hellesdon falls within. B-Lines - Buglife</p> 
New Policy Recommendation	Propose adding a policy on water management. Note there is a risk of flooding in the parish. Strongly recommend that specific	Note the comments. Added in similar wording on SuDS into Policy 3.

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	<p>policy wording on Sustainable Urban Drainage Systems (SuDS) is included. Note there is some wording around Suds in the design code on page 22 and 39 but this wording is quite vague and doesn't include reference as to whether developments should include SuDS.</p> <p>Suggest as a minimum the following wording:</p> <p><i>“Development proposals should incorporate multifunctional Sustainable Drainage Systems (SuDS) into landscaping and ecological schemes that are appropriate to the scale and nature of the development”.</i></p>	

Local Green Space landowner responses

Clarion Housing Group

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	<p>Further to the recent letter regarding our piece of land at Millenium Avenue. CHG would like to ask for further information on whether this would mean that HPC would have plans to change anything in this area in view of a better understanding on what if anything Clarion needs to do to consent/support this.</p>	<p>The Parish Council do not have any plans to change this green space. They wish to protect it as a local green space for residents and for it to remain as it is. CHG would not need to do anything.</p> 

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	<p>Do not disagree with why the land has been proposed for designating as LGS and is one of the reasons why it is so important for the delivery of scouting for the local community.</p> <p>However, we are having difficulty understanding how the space being designated as a green space will effect the operation of the Scout hut and its future development for the continued delivery of scouting.</p> <p>As you are aware the space was acquired by the association in the 1960s with the erection of the hut following soon after, it has now reached the point to ensure that the facility remains fit for purpose, compliant to all current regulations legislation and contributes to all of our net zero goals works need to be undertaken.</p> <p>Once the scope has been developed over the coming month, we will be looking at sharing this with the Parish Council for comment and views as we appreciate your input and support for any future development.</p> <p>Would the land registration as a LGS effect any planning application that may be made by the group and by default have a detrimental effect on the development of the space for delivery of scouting in a space that could be argued as being defined as brown/grey space.</p> <p>If it did, we would have no option but to push back on the proposal for the benefit of the scouting for the young people of the area and others that use the facility.</p>	<p>NP Group have decided to remove this LGS and will inform the landowner.</p>

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	If it didn't, we would likely support the application.	

Non-designated heritage assets land/property owner responses

Drayton Farms Limited

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	<p>Thank you for your letter alerting us as landowners to a draft policy in the emerging NP identifying a number of non-designated heritage assets listed in Policy 10.</p> <p>The letter suggests that we own one or more of these properties. For clarity, could you please confirm to which properties you refer. I have considered the list contained in Policy 10 and located in Fig 8 of the Reg.14 Plan but not sure that we own any of these properties.</p>	Noted the comments.

Online Survey

Respondents completed the online survey either in full or partially. A large number of partial responses were purely to leave their personal details so they can be kept up to date with future engagement and movement of the plan. The majority of responses were from residents. A few people were landowners and a couple of people worked in Hellesdon.

Answer Choice	Response Percent
1 I live Hellesdon Parish	97.6%
2 I am a statutory consultee	0.0%
3 I am a landowner	9.5%

4	I work in Hellesdon Parish	4.8%
5	I am an agent	0.0%
6	None of the above	0.0%

Policy 1: Hellesdon Green Grid

The majority of people agreed with the policy followed by not sure.

Do you agree with Policy 1: Hellesdon Green grid? This is a revision of Hellesdon Green Grid (Policy 1 in 2017)

Answer Choice		Response Percent
1	Yes	46.2%
2	No	15.4%
3	Not sure	38.5%
Please provide any comments you have in relation to this policy:		

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<ul style="list-style-type: none"> Agree with the policy but given the importance of the matter the Policy should go further. All green spaces, together with trees, vegetation and wildlife should be maintained when at all possible. New developments such as the Golf Course, Hellesdon Hospital site and Jarrolds site should maintain existing established green areas and protect all the types of wildlife that exist, together with planting new native areas and reintroducing wildlife species that have been driven out. Where necessary dog walking should be restricted or prevented to allow the establishment of species. People felt that the new housing development in the area has destroyed habitats of animals. These areas should be protected and maintained as well. 	<p>Welcome the comments.</p> <p>Consideration can be given on strengthening the policy in line with other stakeholders comments too.</p> <p>The neighbourhood plan was made available for all to read over the 6-week consultation online via the parish council website and in different locations via hard copy. If people still wished to read the plans these are on the parish council website still.</p>

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<ul style="list-style-type: none"> Some said they haven't seen the Neighbourhood Plan. 	

Policy 2: Hellesdon Community Grid

There was an even split between those agreeing with the policy or not being sure followed by those saying no.

Do you agree with Policy 2: Hellesdon Community Grid? This is a revision of Hellesdon Community Grid (Policy 2 in 2017)

Answer Choice	Response Percent
1 Yes	41.7%
2 No	16.7%
3 Not sure	41.7%
Please provide any comments you have in relation to this policy:	

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<ul style="list-style-type: none"> A pelican crossing is needed at Asda entrance along Drayton road. There appears to be a narrow view of communities, maybe reflective of the small group involved. Whilst welcoming this policy, there is often a conflict over providing bus and cycle lanes with existing residents needs. Care should be taken against introducing a lane that is not needed that causes congestion of cars, or danger to pedestrians. Proper consultation is needed by Highways officers before enacting their desktop plans. 	<p>Welcome the useful comments.</p> <p>Decision was made to remove specific priority.</p>

Policy 3: High Quality Neighbourhoods

The majority of people said they were not sure about the policy, followed by agreeing with the wording.

Do you agree with Policy 3: High Quality Neighbourhoods? This is a revision of High Quality Residential Neighbourhoods (Policy 3 in 2017)

Answer Choice		Response Percent
1	Yes	41.7%
2	No	8.3%
3	Not sure	50.0%
Please provide any comments you have in relation to this policy:		

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<ul style="list-style-type: none"> Dependency on road side parking is outdated and should not occur in new developments. Off road parking for residents and visitors has to be ensured. A grass verge should therefore be protected and the addition of native trees and shrubs should be the norm. Common land should be fundamentally "green" to free the resident of responsibilities for trees and hedges that would be unable to be compelled to be maintained. Safer cycle route to the best required. One felt that access along Reephams road on to the NDR is required. Concern was also raised that it appears only the allotment and the roads closest were canvassed adequately people didn't find out this was denied until after the fact. One stated that Hellesdon is part of Greater Norwich and should take on a fuller role than its definition of quality neighbourhoods. For example, there should have been involvement with the Food support group for Norwich Homeless etc. 	<p>Note the comments.</p> <p>The policy itself does not state a dependency for on road parking. Policy 4 addresses vehicle parking.</p> <p>The yellow pedal way doesn't go through bush road and onto Middleton's lane. This was a strategic priority, never intended to go up Bush Road.</p> <p>The Neighbourhood Plan addresses land use planning at a non-strategic level and community projects it wishes to take forward in the parish. The food support group for Norwich Homeless is not something which can be influenced in the neighbourhood plan.</p>

Policy 4: Vehicle Parking

The majority of people agreed with the policy followed by not sure.

Do you agree with 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

Answer Choice		Response Percent
1	Yes	50.0%
2	No	8.3%
3	Not sure	41.7%
Please provide any comments you have in relation to this policy:		

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<ul style="list-style-type: none">No commentParking needs to be prevented on corners with double yellow lines. There have been particular problems in areas near the whiffler public house and entrances to roads off of Reephams road.One felt that the point on garages was wrong. There was also disagreement with a firm hard rule on extensions but believe each case should be decided on its own merits. Whilst laybys are good in some areas, for larger developments parking areas with marked spaces may be more appropriate.	Amended the policy so that it is clearer – it states that garages don't count towards a parking space, not that garages shouldn't be included as part of the development. Especially not integral garages with a door through to the house.

Policy 5: Accessible Play Spaces

The majority of people agreed with the policy followed by not sure.

Do you agree with Policy 5: Accessible Play Spaces? This builds on Project 1 (Enhanced parks and open spaces) from the 2017 plan

Answer Choice	Response Percent
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1	Yes	66.7%
2	No	16.7%
3	Not sure	16.7%
Please provide any comments you have in relation to this policy:		

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<ul style="list-style-type: none"> Some made comments that the parks are not accessible and Hellesdon Parish Council need to follow these rules. One said the park is shut at unreasonable times for people who work and they do not provide a community feel. The fencing is unattractive and some have to drive out of the parish with their children to find a decent play space. One stated in addition such equipment must be of high quality so as to maximise life expectancy (minimum 15 years) and minimise maintenance. 	<p>Note the comments.</p> <p>Wording has been added in Policy 5 regarding equipment being of a high-quality considering materials that will provide the best life expectancy with minimal maintenance.</p>

Policy 6: Housing for People

The majority of people agreed with the policy followed by people not agreeing. However, this was nearly an even split with regards to the amount of people who answered.

Do you agree with Policy 6: Housing For People? This builds on Policy 7 (Housing with Care) from the 2017 plan		
Answer Choice		Response Percent
1	Yes	41.7%
2	No	33.3%
3	Not sure	25.0%
Please provide any comments you have in relation to this policy:		

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<ul style="list-style-type: none"> One stated that Hellesdon is part of Greater Norwich and should take on a fuller role than its definition of quality neighbourhoods. One stated this policy should only apply to large developments (over 75 dwellings). It does not make sense in small developments to mix houses. The Parish Council should utilise the care home that is unused in the area before using others. 	<p>The policy has been drafted with the Hellesdon Housing Needs Assessment in mind. It is appropriate to mix the types and sizes of houses in developments to ensure that different peoples needs are met.</p>

Policy 7: Important Views

There was an even split of people either agreeing or not being sure.

Do you agree with Policy 7: Important Views? This is a new policy for this revised Neighbourhood Plan

Answer Choice		Response Percent
1	Yes	45.5%
2	No	9.1%
3	Not sure	45.5%
Please provide any comments you have in relation to this policy:		

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<ul style="list-style-type: none"> Concern that the area is losing views to developments One stated they haven't seen the views in the NP One stated whilst agreeing that certain views should be protected these examples are highly personal and should not have preference over others. For example, the view from Hercules Road over the Golf Course development is definitely as important as that from the Low Road. 	<p>The views which were picked were consulted upon in earlier consultation activities and considered further in the NP steering group discussions.</p>

Policy 8: Local Green Spaces

The majority of respondents agreed with this policy (54.5%).

Do you agree with Policy 8: Local Green Spaces? 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)

Answer Choice		Response Percent
1	Yes	54.5%
2	No	27.3%
3	Not sure	18.2%
Please provide any comments you have in relation to this policy:		

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<ul style="list-style-type: none"> Green spaces should be accessible One asked is the St Andrews Close area part of the Jarrold's site which is being developed. This area needs updating. One stated that this is a selective list, and whilst all rightly highlighted there are other green spaces which have been missed. Spaces mentioned include the school fields, existing and proposed areas on the Golf Course and areas to the rear of Hellesdon Hospital and the small-scale grass areas within the parish. These should be listed to ensure their continuance. LGS14 indicates the scout hut area is not a public space. 	<p>Note the comments.</p> <p>There is a greenspace in Prince Andrews Close. This has been identified as a green space.</p> <p>There is no St Andrews Close in Hellesdon. There is a St Andrews Road, however, there is no greenspace.</p> <p>Note the comments that other green spaces should have been listed. A robust assessment was undertaken as detailed in the NP and the LGS assessment. The spaces included in the NP are ones which were mentioned in consultation activities or within the NP Steering Group.</p> <p>The Local Green Space Assessment has been updated.</p>

Policy 9: Community Facilities

The majority of respondents agreed with this policy (50%).

Do you agree with Policy 9: Community Facilities? This is a new policy for this revised Neighbourhood Plan

Answer Choice		Response Percent
1	Yes	50.0%
2	No	20.0%
3	Not sure	30.0%
Please provide any comments you have in relation to this policy:		

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<ul style="list-style-type: none"> The community centre is an excellent facility Community facilities such as the playgrounds/fields should be accessible 24/7 One stated that page 37 still indicates former golf club and "safe guarded" for primary school and health care facility – Asked for clarification and a possible missed opportunity. One stated that the school provision on the Golf Course has been removed, and there is pressure too close to Arden Grove. More should be done of maintaining school places for each age group. Could this be quantified in the NP? Comment was made on banking hubs being lost in towns and cities and Hellesdon have to accept we will not get one. One said why has the scout huts not been mentioned, or Meadow Way Chapel or Oddfellows Hall. The Nest although technically Horsford is on the border of 	<p>Note the comments. Our experience of opening the community facilities for longer hours is that they suffer vandalism.</p> <p>Agreed to include some of the community facilities listed by respondents into the NP and Policy 9. This includes the two scout huts (one North of Middleton's Lane and one South), Meadow Way Chapel, Oddfellows hall and St Mary's church which has an extension on the site with a meeting room, used for coffee mornings and knit and natter. The schools hire rooms out – eg the high school hire the hall, and this will be mentioned in the NP supporting text.</p> <p>The nest is in Horsford, don't include this within the plan.</p> <p>The community facilities section has now been renamed to "community</p>

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<p>Hellesdon and should be mentioned to say how what we provide dovetails in with them.</p>	<p>facilities and local services”. Further wording has been added for health and wellbeing. Covering the doctors and how this is oversubscribed and there are waiting times for appointments. Locally it is considered that the doctors have outgrown its site in terms of parking. However, the facility is not indicating it’s a problem.</p> <p>In the previous NP there was reference to there being a site safeguarded for 420 place primary school. This has now been removed as it’s no longer taking place.</p> <p>In the previous NP in the paragraph before the intention of the policy it said: <i>“ new residential development was expected to deliver a new primary school (on the Persimmon Homes site). Now that this is not expected to be delivered, it is likely that the local schools will need to be extended to support the increase in the school roll.”</i></p> <p>This sentence has now been deleted since school rolls are falling.</p>

Policy 10: Buildings of Local Importance

The majority of respondents were not sure of this policy (50%) or agreed with this policy (40%).

Do you agree with Policy 10: Buildings Of Local Importance? This policy updates Policy 6 of the 2017 plan. Including additional buildings.

Answer Choice		Response Percent
1	Yes	40.0%
2	No	10.0%
3	Not sure	50.0%
Please provide any comments you have in relation to this policy:		

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<ul style="list-style-type: none">• Suggest adding a clause to state others be added if evidence is given.• One stated the policy should include all remaining community buildings. It is too late to save pubs and clubs of character. Include even the modern pubs and hotels, club houses of organisations as they will be lost too.	Note the comments.

Project 1: Enhanced Parks and Open Spaces

The majority of respondents agreed with this project (80%).

Do you agree with Project 1: Enhanced Parks And Open Spaces?

Answer Choice		Response Percent
1	Yes	80.0%
2	No	0.0%
3	Not sure	20.0%
Please provide any comments you have in relation to this policy:		

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<ul style="list-style-type: none"> The project could go further but it addresses something Support as long as the parks remain open, fences improved to not look like prisons and better park equipment with greater variation. New area is needed for high school age children as the current one is not interesting. 	Note the comments.

Project 2: Extension of the community centre

The majority of respondents agreed with this project (60%).

Do you agree with Project 2: Extension Of The Community Centre?		
Answer Choice		Response Percent
1	Yes	60.0%
2	No	20.0%
3	Not sure	20.0%
Please provide any comments you have in relation to this policy:		

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<ul style="list-style-type: none"> The community centre needs to have a toilet and changing spaces The centre is not open often or not available for community use Needs to have a permanent café/bar This is an essential project and should include a social club facility 	Note the comments.

Project 3: Speeding Traffic

The majority of respondents agreed with this project (80%).

Do you agree with Project 3: Speeding Traffic?		
Answer Choice		Response Percent
1	Yes	80.0%
2	No	0.0%
3	Not sure	20.0%
Please provide any comments you have in relation to this policy:		

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<ul style="list-style-type: none">The roads which have problems include Cromer Road, Reepham Road, Middletons Lane, Hospital Lane and Low Road. All should have measures introduced.	Noted. It was decided by the group to remove this project.

Project 4: Air Quality

The majority of respondents agreed with this project (70%). However, it was decided by the group to remove this project.

Do you agree with Project 4: Air Quality?		
Answer Choice		Response Percent
1	Yes	70.0%
2	No	10.0%
3	Not sure	20.0%
Please provide any comments you have in relation to this policy:		

Project 5: Cycle Parking

The majority of respondents disagreed with this project (40%).

Do you agree with Project 5: Cycle Parking?		
Answer Choice		Response Percent
1	Yes	30.0%
2	No	40.0%
3	Not sure	30.0%
Please provide any comments you have in relation to this policy:		

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<ul style="list-style-type: none">• People said this needs to be rewritten and is not understood by the group.• It is not as simple as the project suggests. Recent thefts highlight that criminals are sophisticated and the parish council should be cautious on this policy.	It was decided by the group to rephrase the project. It is now known as Cycle Parking and Active Travel Infrastructure. The community projects section has been redrafted.

Project 6: Inclusive Changing Facilities

The majority of respondents agreed with this project (50%).

Do you agree With Project 6: Inclusive Changing Facilities?		
Answer Choice		Response Percent
1	Yes	50.0%
2	No	20.0%
3	Not sure	30.0%
Please provide any comments you have in relation to this policy:		

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<ul style="list-style-type: none"> The project is not clear or adequate. Suggested rewriting this. One commented that they have twins and feel many facilities are not adequate leading to them not using the at all. Dryers in facilities can cause distress to those with auditory sensitivity and no other option is provided for hand drying. 	<p>Note the comments.</p> <p>The community projects section has been redrafted. Project 6 is now Project 4 and is merged with former Project 6 and 7 and titled “Inclusive Sports and Changing Provision”.</p>

Generally in favour of the Neighbourhood Plan

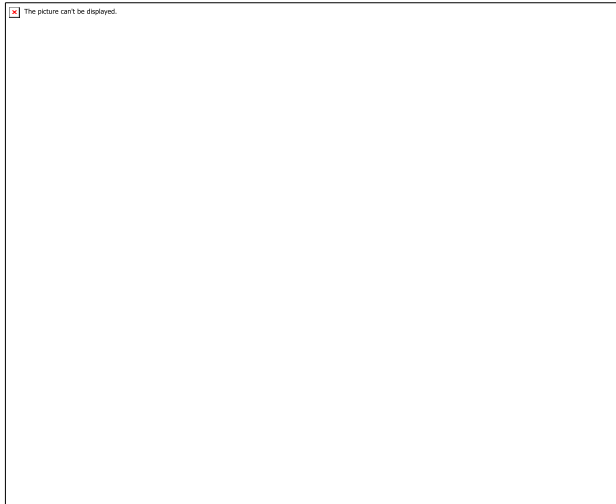
I am generally in favour of the Hellesdon Neighbourhood Plan		
Answer Choice		Response Percent
1	Yes	75.0%
2	No	25.0%
Please provide any comments which explain your answer:		

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<ul style="list-style-type: none"> Excellent plan Hellesdon needs a plan, more so than ever but apart from a mention of the Greater Norwich Plan it seems done in isolation. In favour subject to comments on Policy 1 Not sure One felt that the plan does not generally have a family ideal behind it; whilst they have been diplomatically written to sound as if they do. I think the agenda focus's towards the needs of the older generations. More emphasis needs to be put on younger generations(children and families) and those working to pay for the work to be carried out. 	<p>Note the differing comments.</p>

Appendix A- Initial community online/hard copy survey content and questions

Hellesdon Neighbourhood Plan Review Survey

Introduction



Hellesdon Parish Council would like your help with their development of a Neighbourhood Plan Review. To get the ball rolling we would like you to complete this simple quick survey.

What is a Neighbourhood Plan? – For those who may not know, a Neighbourhood Plan is a way of having a say on future planning and development in Hellesdon. The Neighbourhood Plan is an important planning document that sits alongside the Broadland District Council Local Plan and is used for making planning decisions. It represents the views and aspirations of our community.

A Neighbourhood Plan is a way of recording the preferences and wishes of our community in a way that will help to protect and improve it. Hellesdon has an adopted Neighbourhood Plan currently which can be viewed in the link below if you have not seen this before. - <https://www.southnorfolkandbroadland.gov.uk/adopted-neighbourhood-plans-broadland/hellesdon-neighbourhood-plan>

Why do we want to do a Neighbourhood Plan Review? –

Like most things, it is important to monitor the effectiveness of projects and plans to ensure they are still meeting the needs of local people. Also, things can change, such as national planning policies but also what has been built over recent years. We feel it would be important to undertake a review of the current neighbourhood plan to draw in more up to date local data and to have more detailed policies which will help cater for our local community.

Reviewing our plan and adding in further local data and detail will give Hellesdon greater control over development than it already has, allowing us to influence the type, size, and location of development in the Parish and to protect important open spaces. It will be in place for approximately 15 years, so it's important we get it right – for present and future generations.

Participation is voluntary and anonymous* and, should you choose to take part, your time is very much appreciated. Please encourage all members of your household to complete this questionnaire individually – we would like responses from those under 18 years of age as well as adults, and permanent residents, second homeowners and businesses. There are no right or wrong answers or opinions. Please answer the questions as well as you can. If you think something does not apply to you, please move on to the next question.

If you would like to find out more about the neighbourhood plan please get in touch with the parish office via the telephone 01603 301751 or email contact@hellesdon-pc.gov.uk.

Thank you on behalf of Hellesdon Parish Council.

*By completing the survey, you consent to allowing your responses to be used by the Neighbourhood Planning project. All information will be stored securely on UK-based servers, compliant with General Data Protection Regulation (GDPR) rules.

Please complete this survey online if possible. If you would prefer to complete a hard copy, please get in touch with the Parish Clerk who will arrange for this to be passed onto you. There is also information on the Hellesdon Parish Council - Hellesdon Neighbourhood Plan - Hellesdon Parish Council (hellesdon-pc.gov.uk)

. General

1. What is your connection with the parish? (tick all that apply)

<input type="checkbox"/>	Main home
<input type="checkbox"/>	Second home
<input type="checkbox"/>	Work here
<input type="checkbox"/>	Business owner

2. What is your age group? Please tick one:

<input type="checkbox"/>	Under 18
<input type="checkbox"/>	18-25
<input type="checkbox"/>	26-49
<input type="checkbox"/>	50-69
<input type="checkbox"/>	70-84
<input type="checkbox"/>	85+

3. What are the best things about Hellesdon Parish, what do you love, list your top three things.

--

4. What things are you less happy with in Hellesdon Parish, list up to three things.

--

5. How do you think the Parish could be improved?

--

3. Design

6. What factors do you think are important in the design of new housing or extensions?

	Important	Optional	Not Important	No View
Be of a height that is in keeping with other buildings in the area, ie single storey where other				

	Important	Optional	Not Important	No View
homes are single storey				
Have car parking that is screened from the street				
Have soft boundaries such as hedges rather than fencing to encourage wildlife				
Include trees and other planting				
Incorporate swift bricks/bat boxes to encourage wildlife				
Incorporate energy efficient features				
Innovative features				
Use local building materials such as red brick				

Are there any other design considerations you think should be taken into account?

--

7. How important do you think design is in terms of how you feel about your local area?

<input type="checkbox"/>	Important
<input type="checkbox"/>	Not Important
<input type="checkbox"/>	No view

Please provide any further comments for your answer:

--

8. What are your viewpoints on the design of recent development which has took place in Hellesdon?

<input type="checkbox"/>	Excellent
<input type="checkbox"/>	Good
<input type="checkbox"/>	Ok
<input type="checkbox"/>	Poor
<input type="checkbox"/>	Don't Know

Please provide further comments for your answer:

--

9. Parking vehicles on verges is quite common within Hellesdon due to a lack of onsite parking available at residential households. Do you think that parking standards should be addressed in the Neighbourhood Plan Review to ensure enough parking is available with new homes?

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Not sure

10. Do you think that if houses are expanding and creating extra bedrooms then reference should be made to the parking standards set by Norfolk County Council?

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Not sure

11. Would you support the neighbourhood plan review making a housing allocation, which could enable us to control where new homes are located, their type and size?

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Not sure

Please add any comments or further detail you have about this idea: e.g. if you ticked supportive where should they be located and how many homes do you think would be suitable?

--

4. Natural Environment

12. What are your thoughts on the current access to public green spaces within Hellesdon? For example, are you within walking distance to recreational spaces such as parks or play areas.

<input type="checkbox"/>	Excellent
<input type="checkbox"/>	Good
<input type="checkbox"/>	Ok
<input type="checkbox"/>	Could be improved
<input type="checkbox"/>	Poor
<input type="checkbox"/>	Don't know

Please provide further comments for your answer:

--

13. What areas, if any, of existing green space would you like to see protected from development?

	Yes	No	Not sure
Hellesdon Recreational Ground, Middletons Lane			
Mountfield Road			
Meadow Way			
Jarolds Sports Ground, Heath Crescent			
Loxwood			
Allotments, Bush Road			

Are there any other existing green spaces you would like to protect?

--

14. Would you like to see the creation of new green spaces in the parish? For example, the Neighbourhood Plan Steering Group have discussed one idea could be the Old Cricket Pitch at Hellesdon Hospital.

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Don't know

If you ticked yes. please list sites or any ideas you have in mind below:

--

15. What biodiversity enhancements would you like to see incorporated in future development (if there is any) in Hellesdon?

	Yes	No	No View
Plant wildflowers for pollinators			
Plant native trees, shrubs, and hedgerows			
Open green space			
Water dependent habitats e.g. ponds			
Amenity spaces and communal gardens			
Dedicated spaces for wildlife e.g. nest boxes for birds and bats			

Are there any other biodiversity enhancements you would like to see?

--

16. Do you think air quality is a problem in Hellesdon?

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Don't know

If yes, where do you think the air quality is poorest?

--

17. Has your area suffered from flooding in the last 3 years?

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Don't know

If yes, what is your postcode?

--

5. Local Economy

18. Would you support further business growth within the Parish?

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Not sure

If you ticked yes, what ideas do you have for this?

--

19. The Neighbourhood Plan Review could allocate a site that is specifically for community use or employment. Would you support this?

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Not sure

If you are supportive of allocating land for community use or employment, where do you think this could go within the village? Please add any comments and further detail you have about this idea here:

--

6. Services/Infrastructure

20. What existing services and facilities would you like to retain in Hellesdon? Please list these below:

21. What new services or facilities would you like to see in Hellesdon, and where?

22. Some of you may know that the junction with the Outer Ring Road and the A140, there is a plot of land that used to have an Indian restaurant as well as a Jaguar/ Land Rover showroom. This currently acts as a bit of a gateway to Hellesdon. Do you have any thoughts on what this site could it be used for?

23. Do you think this plot of land could be an opportunity for development and new open space?

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Don't know

Please share any further thoughts or comments below:

24. There has been a significant amount of housing growth in the last decade in Hellesdon which has brought some concerns about how social and health

infrastructure is coping. What are your thoughts on the existing social and health infrastructure available within Hellesdon such as the dental practices or schools?

<input type="checkbox"/>	Excellent
<input type="checkbox"/>	Good
<input type="checkbox"/>	Ok
<input type="checkbox"/>	Could be improved
<input type="checkbox"/>	Poor
<input type="checkbox"/>	Don't know

Please provide further comments for your answer:

--

25. What are your thoughts on the existing walking and cycling network in Hellesdon?

<input type="checkbox"/>	Excellent
<input type="checkbox"/>	Good
<input type="checkbox"/>	Ok
<input type="checkbox"/>	Could be improved
<input type="checkbox"/>	Poor
<input type="checkbox"/>	Don't know

Please provide further comments for your answer:

--

26. Do you think that any of the cycle routes could be improved in Hellesdon?


<input type="checkbox"/>	Yes
<input type="checkbox"/>	No

<input type="checkbox"/>	Don't know
--------------------------	------------

If so, which ones in particular?

--

27. Do you think there could be better linkage of cycling routes between Hellesdon and elsewhere such as connecting the parish to the yellow route of the Pedalways Network which links the Aviation Academy to Norwich?



<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Don't know

Please share any comments you may have on this question:

--

28. Having a neighbourhood plan means the parish receives more funding to spend on community infrastructure improvements if there is future development. What do you think the priorities should be for this funding moving forward?

--

29. Do you think speeding is an issue in Hellesdon?

<input type="checkbox"/>	Yes
--------------------------	-----

<input type="checkbox"/>	No
<input type="checkbox"/>	Don't know

30. Whilst speeding is a non-planning matter it could be a community action in the neighbourhood plan which the parish council could look to address. Do you think speeding should be addressed in the Hellesdon Neighbourhood Plan Review?

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Don't know

Please share any details on speeding you are aware of in the parish. Is there a certain road which is of concern? What measures do you think will be useful to try and take forward e.g. community speed watch or speed bumps?

--

7. Historic Environment

31. The Neighbourhood Plan Review could identify buildings or structures of local historic importance, referring to them as non-designated heritage assets.

Please list any buildings or structures of heritage value in Hellesdon which could be identified in the Neighbourhood Plan Review.

--

8. Parish Council

32. The neighbouring areas of Sprowston and Thorpe St Andrew have rebranded themselves as a Town as opposed to a Parish. This is in recognition of their size and service provision, and to emphasise their distinction from Norwich. Would you support the rebranding of Hellesdon Parish Council to Hellesdon Town Council?

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Not sure

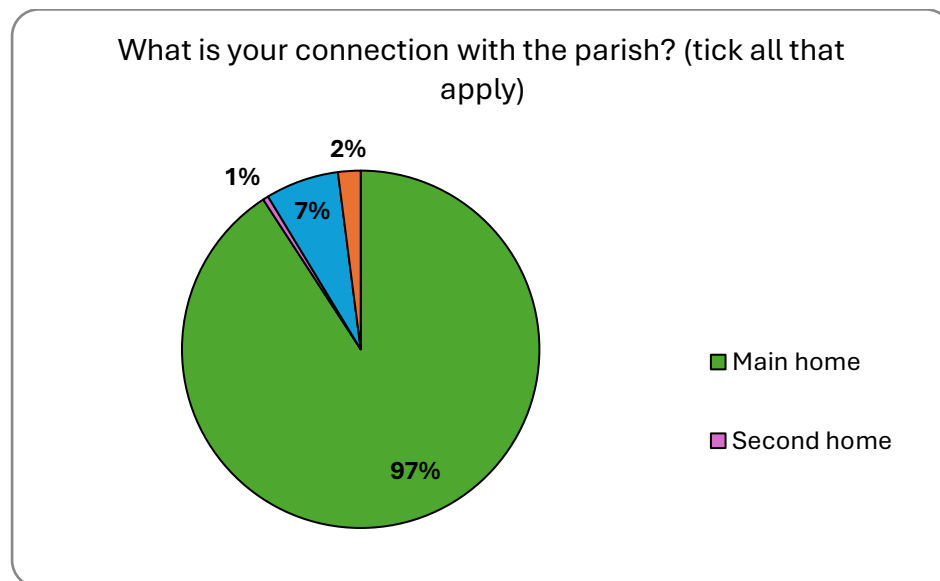
Appendix B- Hellesdon Survey April 2024 Analysis

Analysis of results

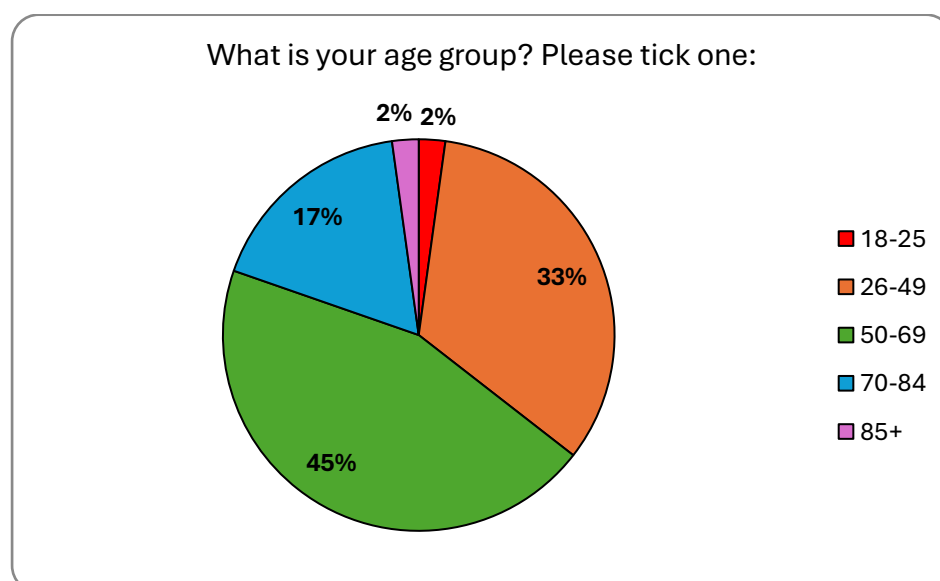
In total 188 people answered some or all of the survey. Respondents were free to skip any question they didn't want to answer. All responses were anonymised.

Questions 1 and 2: about respondents

Almost all respondents (97%) describe themselves as residents of Hellesdon (178 of 184 people who answered the question). 13 respondents said they work in Hellesdon. 4 respondents said they are business owners in the parish and one person said they are a 2nd home owner.



All respondents were over the age of 18. The majority of respondents (45% or 82 people) fall within the age bracket 50-69 years.



Questions 3 – 5: About Hellesdon

Positives

Residents were asked what they think the best things are about Hellesdon, what they love and asked to list their top 3 things about the parish. 159 people answered the question which was free text. Responses covered a range of topics and the themes of these are explored below.

Three quarters of respondents to this question (119 responses) wrote about **the amenities available within the parish**, with people citing businesses like shops, pubs/restaurants as well as community facilities such as the community centre and café and medical facilities like the GP surgery and pharmacy. The library was mentioned in 30 of those 119 responses and the schools were mentioned in 19. Some responses (10) specifically noted that being able to walk to local amenities was a benefit of life in Hellesdon.

Almost half of the respondents to this question (74 responses) described the importance of **the people, neighbours and community** in making the parish a good place to live. These responses described good neighbours, friendly people, and a strong community spirit and some cited the community centre, community café, community fridge, warm space and community activities as evidence of this.

Residents also value the **green spaces** in the parish (65 responses). Respondents mentioned the recreation ground, green spaces, the river, gardens, trees, allotments, and the playground as important features. People also talked about proximity to the countryside and coast/broads as being something they value.

Hellesdon is valued for its **location and connectedness** with 31 respondents describing good transport links as something they like about the parish. These comments included references to road links, the NDR, bus services, and proximity to the airport and the Park and Ride. 27 responses mentioned the proximity to Norwich city centre specifically as a benefit of living in Hellesdon.

Negatives

Residents were asked what things they are less happy about in Hellesdon. 163 people answered the question which was free text and the most common themes are explored below.

Around 45% of respondents (73 responses) described **issues with the roads**. This includes traffic congestion and roadworks, speeding, ratrunning and dangerous driving, and complaints about the poor state of repair of roads in the parish. An additional 16 responses specifically criticised bus lanes in the parish.

31 respondents to this question wanted **improvements to green spaces in the parish**. This included people wanting more green spaces or improved green spaces as well as

people who complained that the park is often not open when it is supposed to be meaning residents cannot access the green space they do have.

Issues with parking was mentioned in 28 responses – of these 21 were specifically about **parking around the schools** during drop off and pick up times.

The **state of footpaths and pavements** was raised by 27 respondents with people requesting more maintenance and repair.

A **lack of amenities** was mentioned in 24 responses – covering things like shops, cafes and medical amenities. A further 19 responses focussed on the lack of a social club facility in the parish and another 12 responses were about the lack of facilities/amenities for younger people, adults and families.

Other issues raised include: too much development/negative impact of housing development (24 responses), issues with dog poo/dog behaviour (20 responses), problems with litter (19 responses), antisocial behaviour (13 responses), lack of cycle paths/facilities (11 responses) and lack of walking access to parts of the parish (8 responses).

Improvements

Residents were asked how they think the parish could be improved. This was a free text question and 144 people answered it. Key themes are explored below.

Around a quarter of respondents to this question made suggestions about **improving green spaces in the parish** – either improving existing spaces like play areas/parks (including improved opening hours of the parks) or increasing the green spaces available in the parish.

Suggestions to **improve the roads** were made in 25 responses – this includes suggestions such as traffic calming/limiting measures, repair and maintenance of the roads, cleaning the drains/gutters, working with police to address speeding and rat running, and limiting heavy traffic on small roads.

22 responses **suggested developing a social club in the parish** with most people suggesting this be aimed at families/adults/all ages. Somewhere for people to socialise, play games/sports and meet with friends and neighbours.

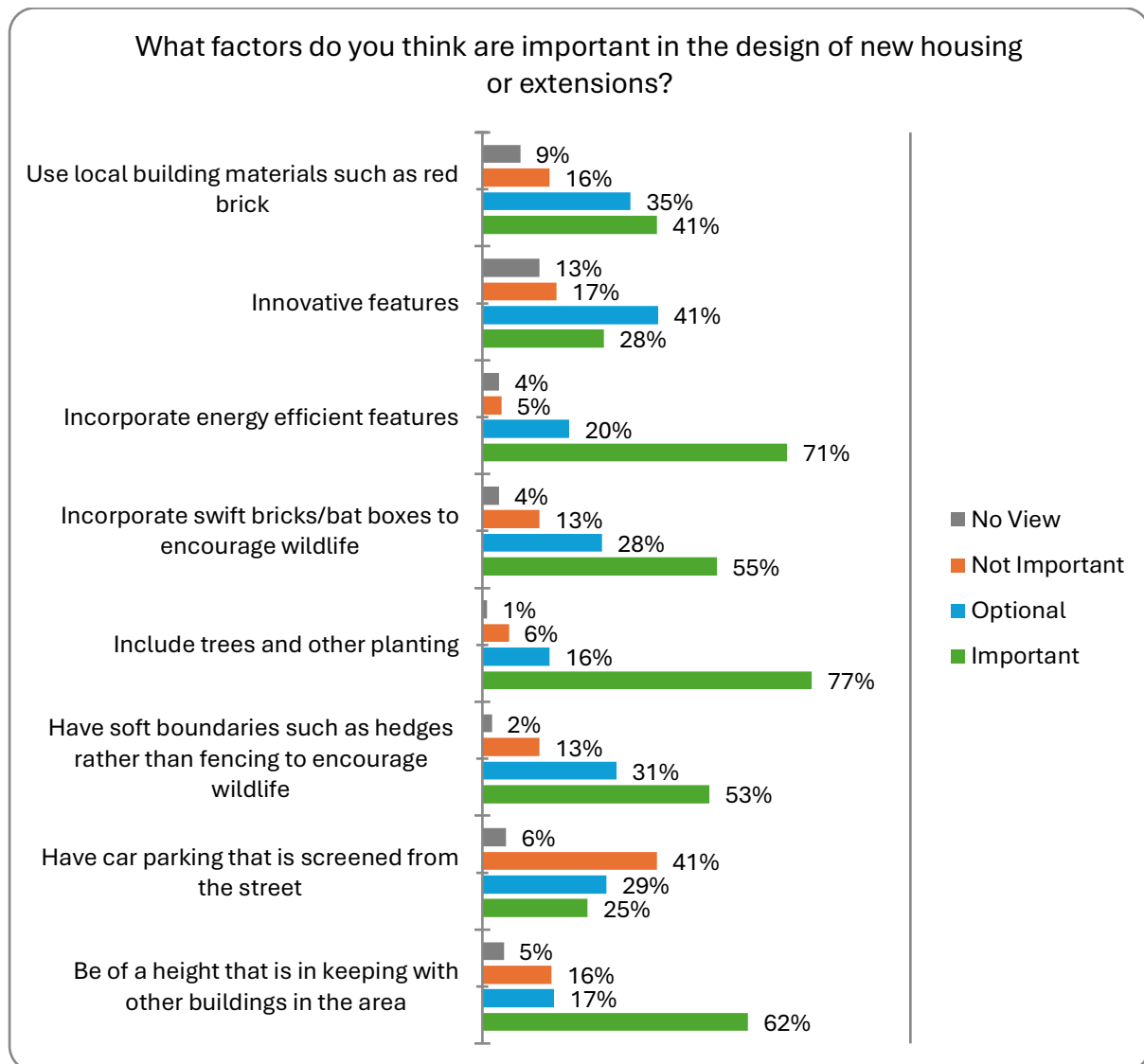
21 respondents to this question suggested that **facilities/amenities for all ages** were needed: for adults, families and young people. A further 18 responses suggested that **improved or increased amenities in general** are needed – for example people requesting more shops, pubs, cafes, restaurants and medical facilities or extension of existing amenities.

16 responses suggested that measures are needed to tackle **parking issues in the parish** – particularly parking on verges and in inconsiderate places. Some respondents suggested planting trees on verges to prevent parking. A further 15 responses were specifically about parking and the school.

Other responses about how the parish could be improved included: listening more to the community (15 responses), improving the feeling of community in the parish (15 responses), better footpaths/pavements (10 responses), limit future housing development (10 responses), improve cycling infrastructure (10 responses), more dog poo bins (9 responses), and more litter bins/tackle littering behaviour (9 responses).

Question 6 – 11: housing and design

Respondents were asked what factors they think are important in the design of new housing/extensions to existing housing.



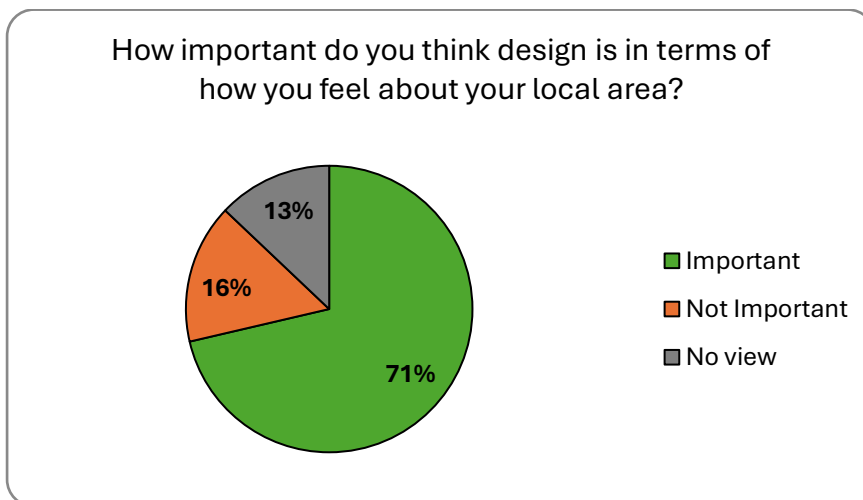
The factor felt to be least important is car parking that is screened from the street (41% of respondents to this question chose not important). **The factors seen as most important are trees and other planting** (77% of respondents said this is important) **and incorporating energy efficient features** (71% of respondents said this is important).

Factors listed in order of importance as chosen by respondents	
Trees and other planting	77% important
Energy efficient features	71% important
Height in keeping with other buildings	62% important
Swift bricks/bat boxes to encourage wildlife	55% important
Soft boundaries to encourage wildlife	53% important
Local building materials	41% important
Innovative features	41% optional
Car parking screened from street	41% not important

Respondents were also invited to suggest other design considerations that should be taken into account. This was a free text option and 80 people gave suggestions the themes of which are summarised below.

The most frequently suggested design consideration in the free text comments was **suggestions relating to the environment** (24 responses) – designs that encourage wildlife and biodiversity, incorporating things like solar panels and heat pumps to provide more energy efficient and sustainable energy sources for new houses as well as support for green spaces, gardens and tree planting as part of development. The other main theme from the free text comments was **parking** (20 responses) and the importance of new developments providing sufficient parking for new residents, preferably off-road parking for several cars to reduce on road parking and associated issues. Some respondents (12 responses) felt that the main design consideration is to ensure **enough amenities** are provided to support new housing and increase in the local population.

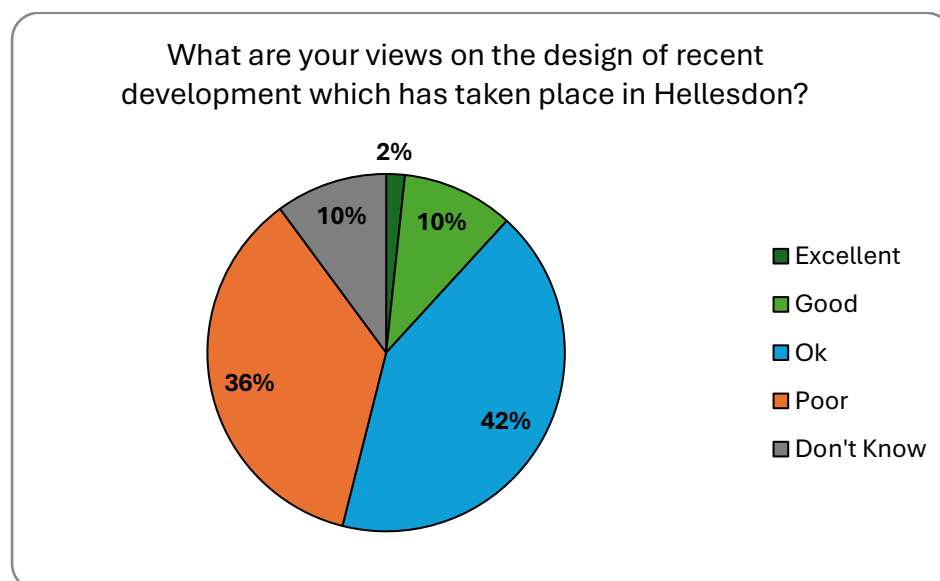
The majority of respondents said that design is important for the local area (71%).



There was a free text option for respondents to provide further comments. **There was a real range of views expressed as you would expect and no particular consensus or themes.** Some respondents expressed the view that all new development should be in keeping/match the existing style of homes in Hellesdon, whilst others said that they embrace new and different styles. For others the main concerns were similar to those explored in earlier responses, such as the need for more amenities to support housing growth, and concerns about parking/roads.

Recent developments

Residents were asked for their views on recent developments in the parish. The majority (42%) chose 'ok' whilst 36% selected poor and 10% chose good.

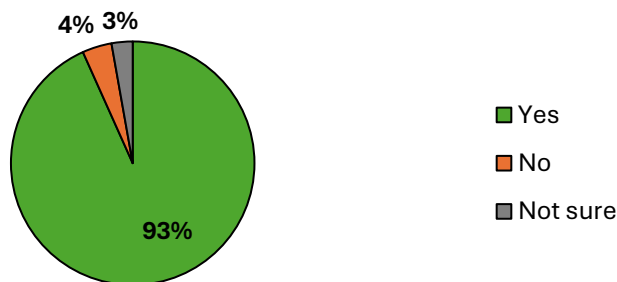


Respondents were also given the option to provide further comments in free text, which 87 people did. There was a range of views expressed. The most common of which was concerns about **the impact of development on green spaces in the parish** (36 responses) – this included comments about the removal of trees and hedges, lack of green space, and lack of/small gardens in new builds. 20 responses were about the **recent development on what was the golf course** with most responses expressing disappointment and sadness at the loss of a community asset and green space. Some respondents (18 responses) were **concerned about developments not coming with improved/extended amenities for the local community** such as more school places, GP services etc. Some respondents (17 responses) **dislike the size and scale of development in the parish**, finding the large number of new build houses and/or the small size of houses/gardens, and/or the lack of space around each plot/between houses problematic.

Parking

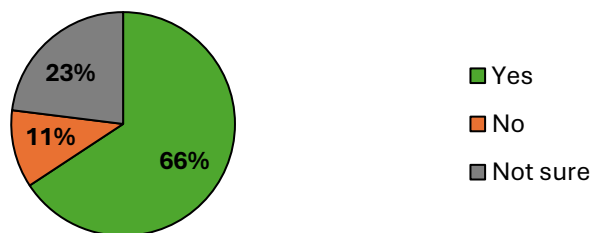
Almost all respondents (93%) agree that the Neighbourhood Plan review should address parking standards in the parish.

Do you think that parking standards should be addressed in the Neighbourhood Plan Review to ensure enough parking is available



Two thirds of respondents (66%) agree that when extensions are added to houses parking standards should be referenced.

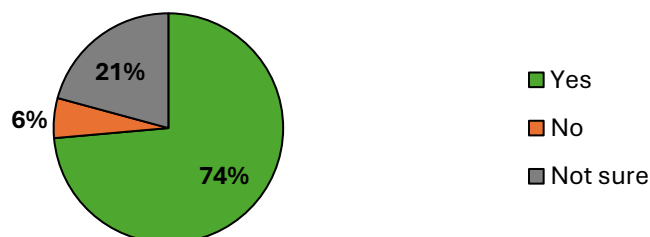
Do you think that if houses are expanding and creating extra bedrooms then reference should be made to the parking standards set by Norfolk County Council?



Housing allocation

The majority of respondents (73%) support making a housing allocation in the Neighbourhood Plan review.

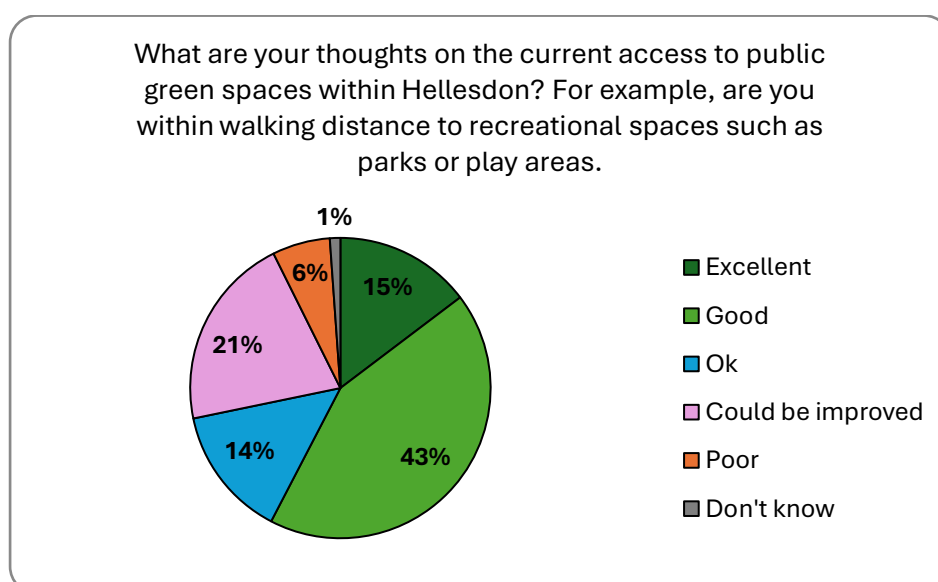
Would you support the neighbourhood plan review making a housing allocation, which could enable us to control where new homes are located, their type and size?



Respondents were invited to provide further comments about their views, for example where any new houses should be located / how many there should be. 61 people gave further comment and there was a range of views expressed. Respondents expressed similar views to previous comments. Some respondents (14 responses) expressed **concern about lack of infrastructure and amenities to support more housing** – schools, GP services, shops etc. Others (14 responses) **do not want to see any reduction in green spaces in the parish** and expressed concern that development would impact this. Some respondents (13 responses) wanted **no development at all** and feel that there is no suitable location or number of new houses for Hellesdon. Some respondents (11 responses) suggested that they would like to see **brownfield sites developed for housing**, for example car garage sites.

Questions 12 – 17: Natural Environment

Over half of respondents feel that access to green spaces in Hellesdon is excellent or good (58% combined). Just over a quarter of respondents think that access to green spaces is poor or could be improved (27% combined).

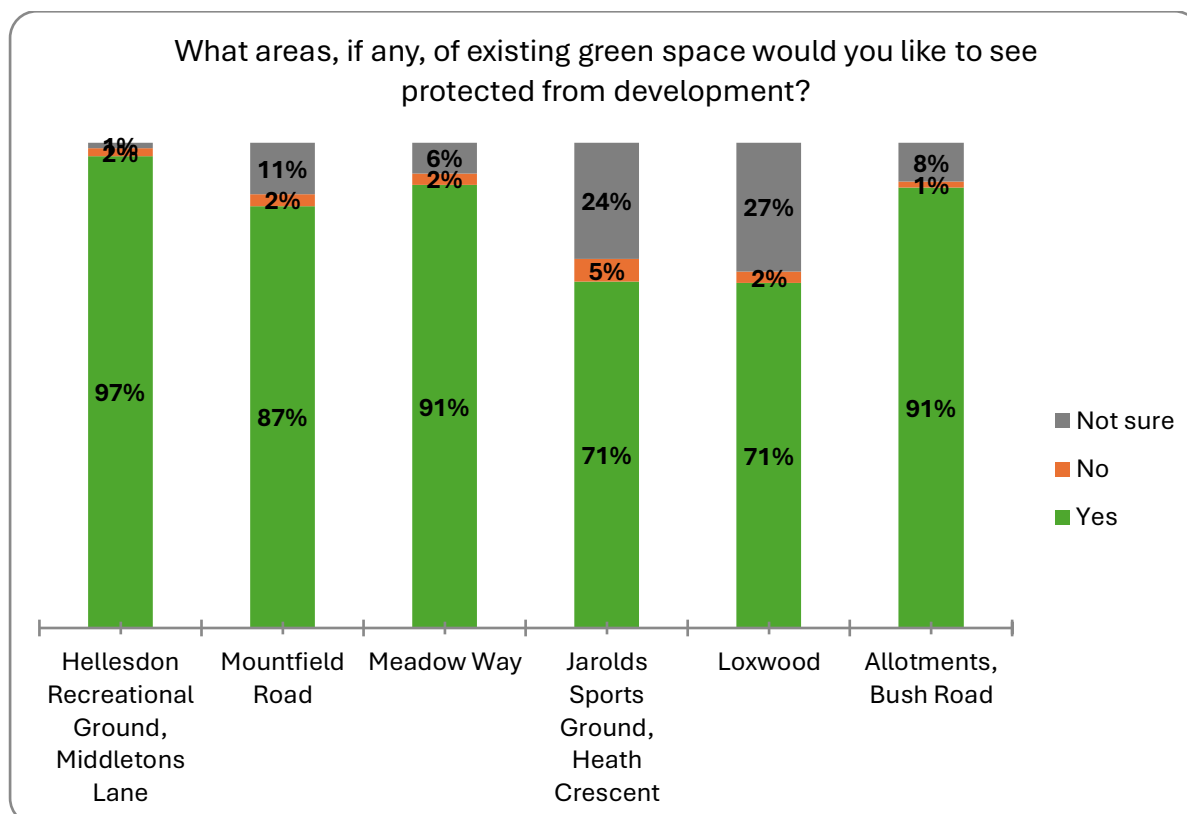


Respondents could give more detail in free text comments and 89 people did so. There was a range of views expressed based on peoples' differing experiences of accessing green spaces. **There is a desire for existing green spaces to be open more of the time and to be consistently/reliably open** including weekends/bank holidays etc (25 responses) , with respondents described the experience of going to the parks/green spaces to find them locked. Some respondents (24 responses) **wanted to see more green spaces opened up** in the parish. Others (16 responses) described **difficulties accessing green spaces, particularly by foot/bike** and requested walking routes be created between green spaces to allow for better access for residents. There were 13 responses about **green spaces and dogs** – with some respondents finding that off lead dogs restricted their ability to enjoy green spaces, others commenting that the green spaces are essential places to exercise their dogs, some suggesting secure dog

exercise areas and/or better segregation of dog areas and children's play areas. 11 responses requested **better facilities for children** such as more play equipment or different facilities such as bike tracks.

Protecting green spaces

Residents were asked which green spaces they would like to see protected from future development. **Most respondents wanted to see all of the green spaces listed protected.**



Residents were given the chance to suggest other spaces they want to see protected. Suggestions are listed below:

- The woods
- Cottingham Park
- The land at the end of Reepham road past Hellesdon Medical Practice
- Old hospital grounds.
- Woods and fields between Hellesdon and Drayton
- Remaining part of the old royal Norwich golf course
- Area around NDR
- Land between Holt road and the airport
- Dog park at the top of Hellesdon backs onto Arden Grove
- St Paul's church
- Green space between St Andrews Road and Prince Andrew's Close
- Green space left on Eversley Road

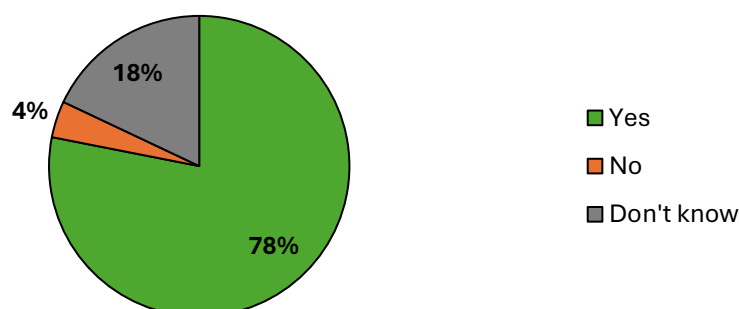
New green spaces

Most respondents would like to see new green spaces created in the parish (78%).

Suggestions for sites that could be explored for this include:

- Open up some of the old hospital site
- Old golf course
- The land either side of the Reepham road before Hall Lane and Holly Lane
- Green area on Eversley Road taken over by the parish and closed to dogs so children can play like Meadow Way
- What about that little space near bull roundabout / electrical shop?
- A green space in any future development of the field next to doctors to connect access to woodland and public footpaths. It currently has a permissive path around it
- Any green spaces within the NDR
- Green area at back of wiffler pub
- Leave the old David Rice site as a nature reserve and allow access to all
- Old Mann Egerton site between Cromer Road and Reepham Road. Creating a wooded walk
- Natural green space nearby Hercules Road - Sutherland Avenue

Would you like to see the creation of new green spaces in the parish? For example, the Neighbourhood Plan Steering Group have discussed one idea could be the Old Cricket Pitch at Hellesdon Hospital.



There were also comments supporting the idea suggested in the question **about creating green space at the old cricket pitch at Hellesdon hospital**. Some comments and suggestions about this include:

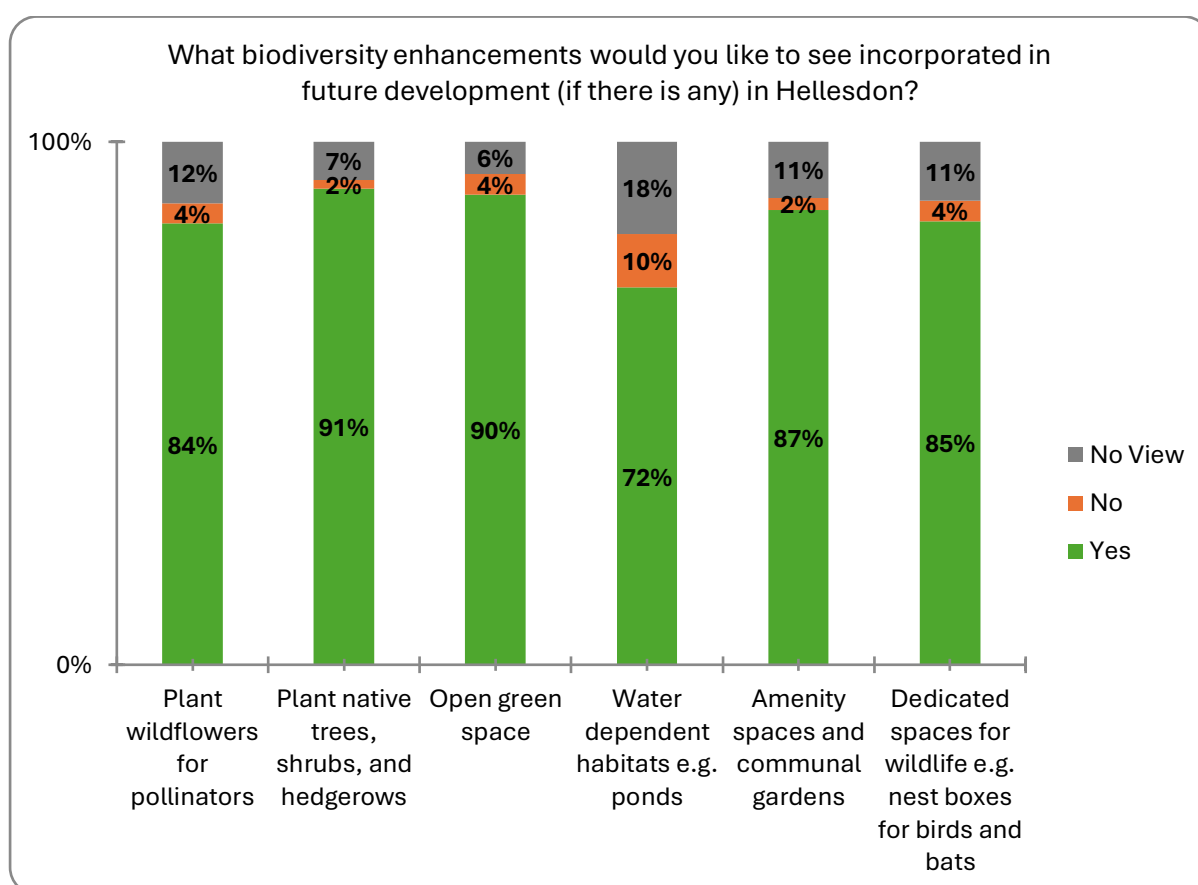
- It would be amazing to open up some of the old hospital site.
- The land at Hellesdon Hospital could be better used to create rehab facilities. As a mental health nurse, I feel there could be fantastic resources on site. It could be a collaboration between the NSFT and Hellesdon parish working together. From experience equine therapy is a very valuable resource. There is enough

land to facilitate this. Gardening also. This used to be available to patients and benefitted all. The patients would sell the vegetables to staff. There is a huge lack of resources now and as we know NSFT is struggling. This impacts everyone.

- Old cricket pitch at Hellesdon Hospital.
- As stated Hellesdon Hospital.
- It would be good to include patients from Hellesdon hospital.
- Cricket pitch sounds good, plus any other areas around David Rice site that aren't being built on.
- The old cricket pitch would be amazing. Maybe learn from Drayton District Council and put a play park in that is more suitable for all ages.

Biodiversity enhancements

Most respondents want to see biodiversity enhancements incorporated into future development in the parish. The most popular enhancement is **planting native trees, shrubs and hedgerows** (91% want to see this enhancement) followed by **open green space** (90% want to see this). The least popular is water dependent habitats although this is supported by 72% of respondents.



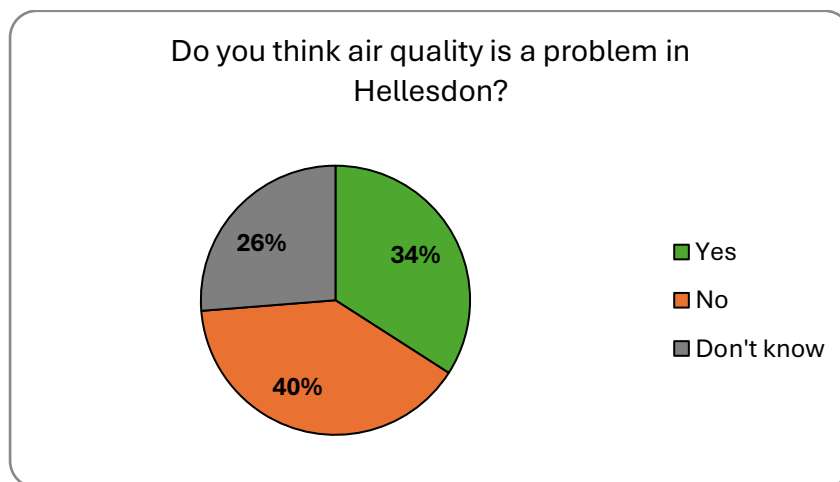
Respondents were asked if there are other enhancements they would like to see and responses included the following suggestions:

- Flowers on the roundabout

- Some planters around lights
- Encourage hedgehog highways
- Use native wildflowers;
- Ban chemicals such as weedkiller
- Allow verges to grow, flower and seed
- Provision of green interconnected wildlife corridors
- Making full use of green spaces adjacent to the northern distributor bypass and the ponds that have been created
- This could be another community project.
- Community Park
- Wild areas with no public access in any future development
- Strategies to enhance the value of land for biodiversity enhancement are not just for the here and now, they are for future generations too.
- No artificial grass.
- Support for locals to plant trees in their own land
- Community orchard with easy access
- Replace trees that died during the drought last year on Mountfield Park
- Many pockets of wide verge suitable for tree planting

Air quality

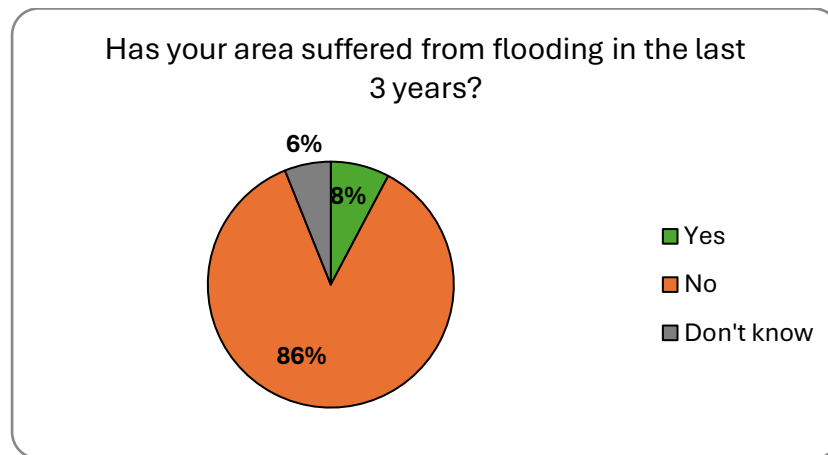
Views are mixed on air quality with 40% of respondents saying they do not think it is a problem and 34% saying they do think it is a problem. Just over a quarter (26%) said they didn't know.



Residents were asked where they think air quality is poorest and 62 people provided free text responses. **There was a real mix of views about where the issues are** with answers including: near the airport, near the schools, traffic light queues, all busy roads, anywhere with stationary traffic, and near the chemical factory. Specific roads which were mentioned numerous times were: Middletons Lane, Cromer Road, the ring road, The Boundary, Drayton High Road, Low Road, Reepham Road, Fifers Lane, Drayton Road, and the Bull roundabout.

Flooding

Most respondents (86%) haven't experienced flooding in the last three years.



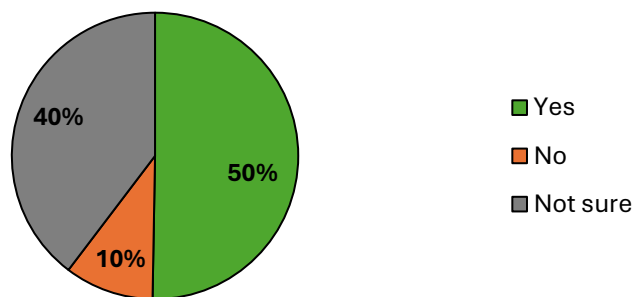
Those who answered yes were invited to share their postcodes:

NR6 6XZ
NR6 6TA
NR6 6SG
Nr6 5rg
Nr6 5rl
NR6 5DB
Nr6 6xy
NR6 5QG
Nr6 6xw
NR65HG
NR6 5PE
Nr66ue
NR6 6UA
Nr66uh
Nr6 5SQ
NR6 6UB
Nr6 5qz

Questions 18-19: Local economy

There are mixed views on supporting business growth in the parish. Whilst half of respondents (50%) agree with supporting further business growth in Hellesdon, quite a substantial proportion of respondents (40%) said they are unsure.

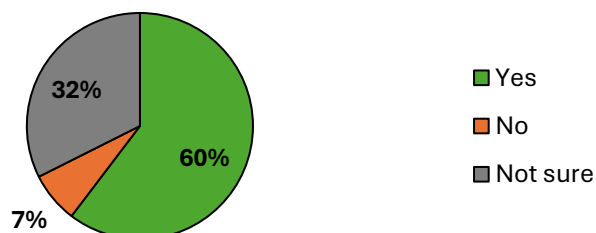
Would you support further business growth within the Parish?



Those who support business growth were invited to share ideas for this. There were lots of suggestions including: more small local businesses, encourage pop-ups and start-ups, independent businesses, café, shop, farmers market, sports club, social club, coffee shop, and bakery. Some respondents said there were caveats to supporting business growth such as utilising existing empty units or only if it is for small local independent businesses.

The majority of respondents (60%) support allocating a site specifically for community use or employment. There was also quite a high number of people responding to this question who were unsure (32%).

The Neighbourhood Plan Review could allocate a site that is specifically for community use or employment. Would you support this?



Those who support this allocation were offered the chance to suggest suitable sites. Suggestions included:

- Near the recycling centre
- The land between Cromer road, Reephams Road, Heather Avenue and the Boundary
- The cricket ground area on the Hellesdon hospital site.
- The old snooker club could become a community hub.
- St Pauls

- We already have a community centre. Employment brings more cars more pollution and no parking.
- The former car showrooms on Cromer Road. The site already has excellent road access.
- Retail parks
- What about a Men's Shed?
- The old restaurant at the bottom of the Cromer/Aylsham road
- The allotments that are not currently being used
- Hellesdon hospital
- Make better use of the existing community centre
- Near the library, would be ideal.
- Fifers Lane
- Creation of woodland and cafe on old Mann Egerton site
- Old golf course
- Airport estate.
- Behind the airport Spitfire Road or near the Highball Climbing Centre

Questions 20 – 30: Services/infrastructure

Residents were asked which existing services and facilities they would like to retain in Hellesdon. The services/facilities mentioned in the free text responses were:

- Library
- Pub
- Shops
- Post Office
- GP surgery
- Dentist
- Community centre
- Parks
- Green spaces
- Buses
- Pharmacy
- Airport
- The Council
- Dixon Centre
- Petrol station
- Schools
- Nursery
- Play areas
- Allotments
- Hairdressers
- Hellesdon Hospital

- Park and Ride
- Cash point
- Street lighting

New services/facilities

Residents were asked what new services/facilities they would like to see in Hellesdon and where these could be located. The facilities and services suggested in the free text answers are:

Leisure/social:

- Restaurant/bistro-café - former Red Mango site or Broadland Snooker Club
- Social club
- Decent local free house pub
- A community hub for all ages to meet but geared towards younger people.
- Places for young people
- Space with amenities for teenagers
- Community events
- Volunteer groups

Sports/recreation:

- Something recreational like snooker or darts hall.
- More children's play areas
- Coffee shop
- Community sports and social bar
- Communal garden allotment for all
- Golf club
- Roller rink at old ice rink site
- Fenced in dog park
- Gardening club for children

Retail:

- Dress Agency
- A weekly market selling local food, products etc.
- A cycle shop
- Vegetable shop
- Butchers
- Farmers market
- A bakery
- Small independent shops
- Charity shops
- A repair shop

Health and wellbeing:

- A doctor's surgery

- Pharmacy
- Dentist
- A health clinic
- Local mental health drop in support
- Men's shed
- Gym and health spa
- Community Park on the 2nd half of the golf course. Could be a community group to manage the site.
- Fitness/sporting centres
- Play area or parks on Jarrold sports ground
- Swimming pool/gym
- Exercise equipment at the park

Services:

- Hub/office to support people to work hybrid and have a communal space to do this without extensive travel to employment base
- Park and ride bus to county hall and hospital
- Better space for Hellesdon hospital patients
- Laundrette
- Cycle lane on Reepham Road
- Safer school crossings
- Cash machine
- Bank
- Cycle and pedestrian friendly areas and links to NDR
- More cycle paths
- A food bank
- Police box/presence
- Services for young people
- Support groups for people with Learning Difficulties
- Electric car charging
- Mental health support groups
- More bus shelters

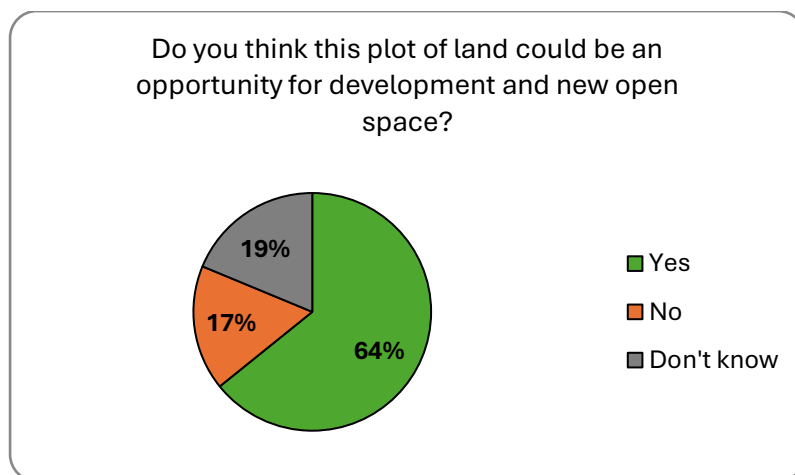
Suggested locations:

- Former snooker hall
- Garages on Cromer Rd/Reepham Rd
- Jarrold sports ground
- Community Centre
- Hellesdon Hospital
- Land Rover site
- Old Asda ice rink site
- Old golf course

Residents were asked about their **ideas for the plot of land at the junction of the outer ring road/A140 where there was previously an Indian restaurant and Jaguar showroom**. Suggestions showed a range of views with some respondents stating the plots should not be used for housing whilst others suggested these plots as suitable for housing. Suggestions included:

- Housing
- Community hub
- Soft play/children's play facilities
- Shops
- Restaurant
- Men's Shed
- GP, pharmacy and dentist
- Escape Room
- Green space
- Music/creative space
- Family entertainment area – bowling, restaurants, soft play
- Cycle/scooter hub
- Flexible office space hub
- Green space with café, meeting spaces and toilets
- Sensory garden
- Coffee shop
- Splash park
- Community sports development
- Swimming pool
- Football pitch
- Low rent start up units for new businesses
- Social housing
- Community centre and café
- Improve the junction
- Affordable housing
- Sporting facilities
- Go karting
- Ice rink
- Exhibition hall
- Retail park
- Ikea
- Community garden

The majority of respondents (64%) agree that this plot of land could be an opportunity for development and new open space.



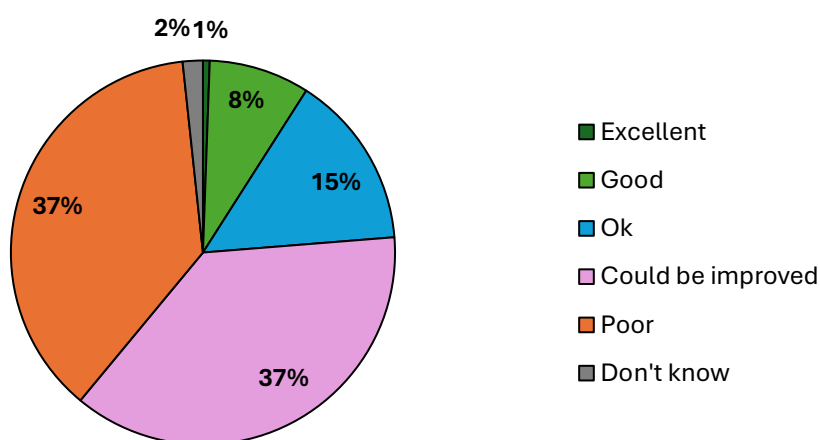
Respondents were invited to share any further comments in free text boxes – the responses were similar to those for the previous question and included a mixture of views on how the land could be developed and for what purpose eg housing/not housing, retail, leisure, green space etc.

Current social and health infrastructure

Views about current social and health infrastructure in the parish are mostly negative with almost three-quarters of respondents (74% combined) describing them as ‘could be improved’ (37%) or ‘poor’ (37%).

Respondents were given the chance to say more in free text comments which 107 people did. The main theme of comments in the free text section is that **these services are very oversubscribed**. 60% of respondents to this question (65 responses) described the **extreme difficulties accessing NHS dental services**. Many respondents cannot see an NHS dentist at all, some describing not having seen a dentist for several years or travelling long distances to get their children seen by an NHS dentist. Many respondents (41 responses) describe **difficulty getting GP appointments and long waits for routine appointments**. There were 31 comments about the **schools** covering a range of opinions. Some people describe the schools as overcrowded/oversubscribed and some comment that the reputation and quality of the schools has dropped, whilst others say the schools are coping well. Issues with parking and congestion on the roads around school drop off/pick up times are also mentioned.

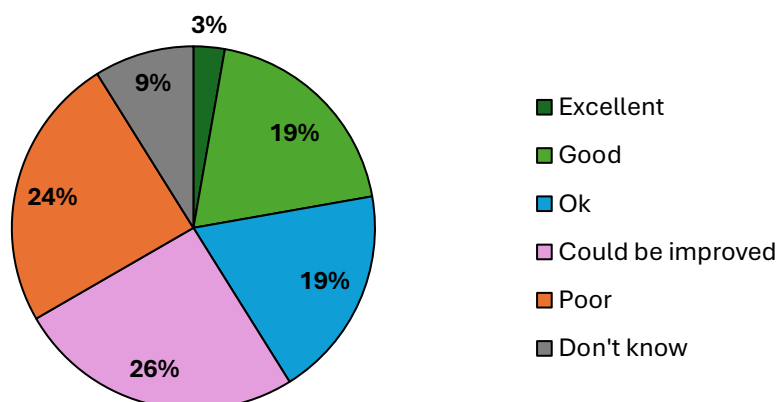
What are your thoughts on the existing social and health infrastructure available within Hellesdon such as the dental practice or schools?



Walking and cycling

Residents' views on the walking/cycling network in Hellesdon are quite mixed with half of respondents to this question describing them as 'poor' (24% or 'could be improved' (26%). 22% of respondents describe them as 'excellent' (3%) or 'good' (19%).

What are your thoughts on the existing walking and cycling network in Hellesdon?



Respondents were invited to make further comments in free text which 79 people did. There were **60 comments about cycling covering a range of views on cycle paths. Some people want more cycle paths to allow safer travel by bike, others think cyclists should be on the road not on shared footpaths with pedestrians.** Comments and suggestions include:

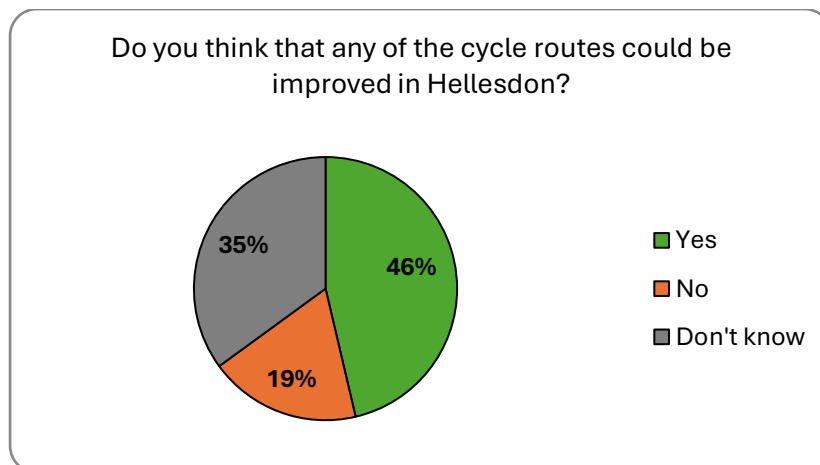
- join up cycle networks
- better cycle links to the NDR

- more cycle paths needed
- footpaths and cycle lanes need repair/improvements
- improve the crossing to Asda
- cycle links to the Nest needed
- problems of cars parking over cycle paths
- no more cycle paths
- cyclists should use the cycle path not the road
- better cycle paths needed for safe cycling including segregated paths
- cycling in Hellesdon is dangerous

There were 27 comments about walking with comments and suggestions including:

- Footpaths and pavements need repair/improvements
- Walking links to the Nest needed
- Walking links to the NDR needed
- Parked cars on pavements block walking access
- More crossings needed for pedestrian safety and for children walking to school
- More pleasant walking routes needed away from busy roads
- Walking route to Marriott's Way is needed
- Lack of walking networks locally

Residents have mixed views on improving cycle routes in Hellesdon. 46% of respondents agreed that they could but quite a large proportion (35%) said they didn't know whilst 19% said no.



Those who said yes were asked to suggest which cycle routes in particular could be improved. Suggestions include:

- Middletons Lane
- Reepham Road
- Link to NDR
- Cromer Road
- Drayton Road

- Purple pedalway
- Airport to The Nest
- Hellesdon Bridge
- Improve all the existing cycle paths
- Low Road

Residents' views on linking Hellesdon's cycling routes up are also quite mixed with 47% of respondents agreeing that they could be better linked but quite a high proportion of 'don't know' responses (40%) and 14% saying no there could not be better links. The free text comments reveal a mix of views with some people commenting that cyclists do not use cycle lanes so there should not be any more added whilst others described the reasons the existing cycle paths are not safe to use and need improvements so they can be safely used. Some people made specific suggestions which include:

- Joined up dedicated cycle paths are essential to reducing traffic,
- Cycle lanes need to be clearly marked and separate from pedestrians
- Cycle routes need better promotion
- Link to the NDR
- Segregated paths are needed
- Link up Hellesdon and St Faiths
- Make cycle paths wider

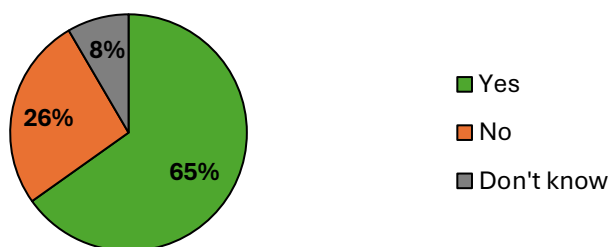
Funding priorities

Residents were asked what the priorities should be for future funding for community infrastructure. This was a free text question which 89 people chose to answer. The most frequent suggestion was to **prioritise green spaces** (21 responses) followed by **improving access to health services** (16 responses) and **improving cycling routes and links** (16 responses). There were 13 responses about **improving existing infrastructure/amenities, improving pavements/footpaths/walking routes** and about **investing in community and social facilities**.

Speeding

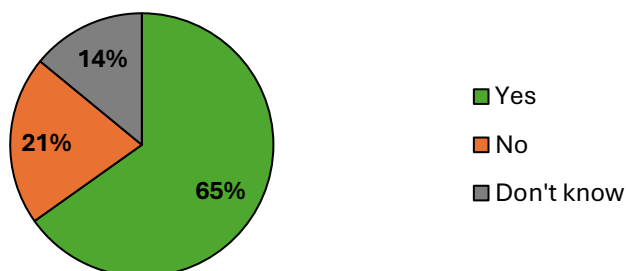
The majority of people who responded to this question (65%) agreed that speeding is an issue in Hellesdon. A quarter of respondents (26%) disagreed.

Do you think speeding is an issue in Hellesdon?



The majority of respondents (65%) agree that speeding should be addressed as a community action for the parish council in the Neighbourhood Plan review.

Do you think speeding should be addressed in the Hellesdon Neighbourhood Plan Review?



Residents were invited to share details of speeding issues they are aware of, certain roads of concern, and any measures they would like to see implemented. A range of views and suggestions were received which are summarised below:

Roads of concern	Speeding issues	Measures to try
Middletons Lane	Temporary lights ignored	Police presence
Links Avenue	Early hours speeding	Clearer speed limit signs
Hercules	20mph limits ignored	Better road markings
Reephram Road	Speed display signs ignored	Fixed speed cameras
Mount field	Limits unclear	Average speed camera
Meadow Way	Joyriding/racing at night	Speed bumps
Woodland Road	Corner cutting	Community speed watch
Eversley Road	Issues at school times	More 20mph limits
Gowing Road	Mopeds/scooters	Chicanes
Meredith Road	Buses and taxis speeding	
Low Road		
Cromer Road		
Cottinghams Drive		

Bernham Road
Drayton High Road
Woodview Road
Holt Road
Hospital Lane
Fifers Lane
Bush Road

Historic environment

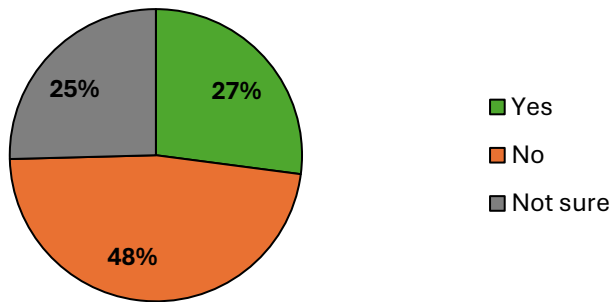
Residents were given the opportunity to put forward **buildings and structures they would like to identify as being of historic importance locally**. 41 people put forward suggestions and these are:

- St Paul's Church
- Tesco
- It would be a great community project to restore the two buildings in the woods!
- Hellesdon Parish Hall
- Hellesdon hospital
- St Marys Church
- The old Indian restaurant
- The frontage of Firside School
- Airport - WW2 buildings
- The Bull
- The Whiffler
- Hall in grounds of St Paul's church
- Hellesdon Mill
- The Coronation Hall and grounds
- Historic site on Drayton High Rd heading into Drayton
- Library
- Bull roundabout sign
- Community centre

Rebranding to town

Residents were asked if they would support rebranding Hellesdon Parish to Hellesdon Town in the way that the neighbouring areas of Sprowston and Thorpe St Andrew have done. This is in recognition of their size and service provision, and to emphasise their distinction from Norwich. **Nearly half of respondents to this question (48%) did not agree with rebranding Hellesdon as a town not a parish.** A quarter of respondents said they were not sure and 27% support the idea.

Would you support the rebranding of Hellesdon Parish Council to Hellesdon Town Council?



Dear landowner,

Hellesdon Neighbourhood Plan Review Pre-Submission Regulation 14 Consultation

Hellesdon Parish Council is currently developing a Neighbourhood Plan for Hellesdon. Neighbourhood planning is a way for communities to have a say in the future of the places where they live and work. It gives the community the power to produce a plan that can shape development in a local area whilst protecting its heritage sites and green spaces.

Your piece of land has been identified by the local community as adding special character to the village by contributing to:

- the tranquillity and beauty of the area
- biodiversity and the preservation of native species
- healthier lifestyles and recreational value for the community
- the historical character of Hellesdon and identified historic assets

As such we would like to identify it as Local Green Space within Hellesdon Neighbourhood Plan. This is a way of giving protection to Hellesdon's green, wild, and historic areas, and thus preserving the character of the village, in accordance with the views of the village and discussed further by the neighbourhood plan steering group and parish council. As the owner of a green space, we wish to designate we would like to provide you with an opportunity to have your say on its inclusion in the plan.

We would like to reassure you that there will be no costs or added responsibilities for you the landowner. There is further information about how Local Green Spaces will be treated in national planning policy guidance: <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation>

Hellesdon Parish Council, as the qualifying body, are now consulting on their Pre-Submission Draft of the neighbourhood plan for Hellesdon. This consultation is in line with Regulation 14 of the Neighbourhood Planning Regulations (2012) and will run for a period of 6 weeks from **Monday 14th April to Thursday 29th May 2025**.

The consultation offers a final opportunity for you to influence the Neighbourhood Plan before it is submitted to the Broadland District Council.

All comments received by Thursday 29th May 2025 will be considered by the Neighbourhood Plan Steering Group and may be used to amend this draft. A Consultation Statement, including a summary of all comments received and how these were considered, will be made available alongside the amended Neighbourhood Plan at a future date.

The Pre-Submission Plan and supporting evidence can all be found online: [Hellesdon Neighbourhood Plan - Hellesdon Parish Council](#)

The neighbourhood plan policy currently looks like this:

Policy 8: Local Green Spaces

The areas listed below and shown on Figure 6 are designated as Local Green Spaces:

- 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

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.

Beyond the Regulation 14 stage there will be further opportunities to provide comments, as identified below:

- Once we submit the plan to the Borough Council, they will undertake further consultation on the plan (Regulation 16), where you will be able to make further formal representations should you wish.
- Any representations made at Regulation 16 will be sent directly to an independent examiner. It is their job to examine the neighbourhood plan and recommend any changes that need to be made to ensure it meets the basic conditions. As part of this they will review any representations received at the Regulation 16 stage.

- After any changes have been made, the plan will go to public referendum where residents of Hellesdon will be able to vote on its adoption.

Should you wish to provide comments you can send these to the clerk via email finance@hellesdon-pc.gov.uk or send them to Hellesdon Parish Council, Diamond Jubilee Lodge, Wood View Road, Hellesdon, Norwich NR6 5QB.

Yours Sincerely,

Hellesdon Parish Council

Appendix D- Letter template sent to Non-Designated Heritage Assets Property Owners before Regulation 14

Dear landowner,

Hellesdon Neighbourhood Plan Review Pre-Submission Regulation 14 Consultation

Hellesdon Parish Council is currently developing a Neighbourhood Plan for Hellesdon. Neighbourhood planning is a way for communities to have a say in the future of the places where they live and work. It gives the community the power to produce a plan that can shape development in a local area whilst protecting its heritage sites and green spaces.

Due to its historical features and significance, your asset has been identified as adding special character to the village, and as such we would like to identify it as a non-designated heritage asset within the Hellesdon Neighbourhood Plan. It has been chosen by local people who are part of a steering group involved in developing the Neighbourhood Plan.

Non-designated heritage assets are buildings, monuments, sites, places, areas, or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated. They are valued as distinctive elements of the local historic environment.

Historic England provides guidance (which the steering group has worked to) on the listing of local heritage assets to assist community groups. Local lists complement national designations and intend to highlight heritage assets which are of local interest, to ensure they are given due consideration when change is being proposed to the building, for example.

The inclusion of your property does not mean that your property will be “listed” in any formal way. It is simply a way of giving a layer of protection to Hellesdon’s remaining historic assets and thus preserving the character of the area. We want to reassure that there will be no costs or added responsibilities for you as the property owner as a result of being included on this list and you do not need to do anything in regard to this letter, except get in touch if you have any comments or concerns.

Hellesdon Parish Council, as the qualifying body, are now consulting on their Pre-Submission Draft of the neighbourhood plan for Hellesdon. This consultation is in line with Regulation 14 of the Neighbourhood Planning Regulations (2012) and will run for a period of 6 weeks from **Monday 14th April to Thursday 29th May 2025**.

The consultation offers a final opportunity for you to influence the Neighbourhood Plan before it is submitted to the Broadland District Council.

Policy 10: Non-Designated Heritage Assets

The following are considered to be Non-Designated Heritage Assets and should benefit from protection in accordance with the National Planning Policy Framework and Policy 3 of the Greater Norwich Local Plan:

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
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

These are shown in Figures 8 and 9.

All comments received by Thursday 29th May 2025 will be considered by the Neighbourhood Plan Steering Group and may be used to amend this draft. A Consultation Statement, including a summary of all comments received and how these were considered, will be made available alongside the amended Neighbourhood Plan at a future date.

The Pre-Submission Plan and supporting evidence can all be found online: [Hellesdon Neighbourhood Plan - Hellesdon Parish Council](#)

The neighbourhood plan policy currently looks like this:

Beyond the Regulation 14 stage there will be further opportunities to provide comments, as identified below:

- Once we submit the plan to the Borough Council, they will undertake further consultation on the plan (Regulation 16), where you will be able to make further formal representations should you wish.
- Any representations made at Regulation 16 will be sent directly to an independent examiner. It is their job to examine the neighbourhood plan and recommend any changes that need to be made to ensure it meets the basic conditions. As part of this they will review any representations received at the Regulation 16 stage.
- After any changes have been made, the plan will go to public referendum where residents of Hellesdon will be able to vote on its adoption.

Should you wish to provide comments you can send these to the clerk via email finance@hellesdon-pc.gov.uk or send them to Hellesdon Parish Council, Diamond Jubilee Lodge, Wood View Road, Hellesdon, Norwich NR6 5QB.

Yours Sincerely,

Hellesdon Parish Council

Appendix E- Regulation 14 Email/Letter sent out on 17 April 2025



Hellesdon Parish Council - Finance<finance@hellesdon-pc.gov.uk>

😊 Reply ↩ Reply all ➡ Forward 📎 📧 ...

Thu 4/17/2025 12:52 PM

Dear Stakeholder

Hellesdon Neighbourhood Plan Review Pre-Submission Regulation 14 Consultation

Hellesdon Parish Council, as the qualifying body, are now consulting on their Pre-Submission Draft of the neighbourhood plan for Hellesdon. This consultation is in line with Regulation 14 of the Neighbourhood Planning Regulations (2012) and will run for a period of 6 weeks from Thursday 17th April to Thursday 29th May 2025.

The consultation offers a final opportunity for you to influence the Neighbourhood Plan before it is submitted to the Broadland District Council.

All comments received by Thursday 29th May 2025 will be considered by the Neighbourhood Plan Steering Group and may be used to amend this draft. A Consultation Statement, including a summary of all comments received and how these were considered, will be made available alongside the amended Neighbourhood Plan at a future date.

The Pre-Submission Plan and supporting evidence can all be found online: [Hellesdon Neighbourhood Plan - Hellesdon Parish Council](#)

Should you wish to provide comments you can send these to the clerk via email finance@hellesdon-pc.gov.uk or send them to Hellesdon Parish Council, Diamond Jubilee Lodge, Wood View Road, Hellesdon, Norwich NR6 5QB.

Yours faithfully

Hellesdon Parish Council

Hellesdon Neighbourhood Plan



[Hellesdon Parish Council Statement of Modification](#)
[Hellesdon Neighbourhood Plan Reg 14 Document](#)
[Hellesdon Design Codes and Guidance](#)
[Housing Needs Assessment](#)
[Hellesdon Neighbourhood Plan Regulation 14 Consultation Survey](#)
[Hellesdon Views Assessment 2024](#)
[Hellesdon A2 Neighbourhood Plan poster -1](#)
[Hellesdon A2 Neighbourhood Plan poster- 2](#)
[Hellesdon – Local Green Space Assessment](#)
[Hellesdon NDHA 2024](#)
[Hellesdon Neighbourhood Plan Evidence Base Paper](#)
[Hellesdon NP Reg 14 poster A4](#)

Hellesdon Parish Council is currently reviewing their Neighbourhood Plan. The Parish Council are now at the Regulation 14 Consultation (Pre-Submission) Stage where we can gather the views of the community on the neighbourhood plan.

<https://www.smartsurvey.co.uk/s/HellesdonNP/>

The community consultation will be running from

Thursday 18th April to Thursday 29th May 2025

Please find an online copy available in the link above or when scanning the QR code below. Hard copies of the consultation and the draft plan can be collected and dropped off at the The Council Chamber within Diamond Jubilee Lodge, Community Centre and Hellesdon Library. The draft plan and supporting documents are also available on the Hellesdon Parish Council website.



Appendix G- Regulation 14 Survey Questions

Hellesdon Neighbourhood Plan Regulation 14 Consultation

This is the formal consultation on the pre-submission draft of the Hellesdon Neighbourhood Plan in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. It runs for 6 weeks from 14th April to 27th May.

All responses to this consultation must be received via this questionnaire or in writing to Hellesdon Parish Council, prior to the end of the consultation period for them to be considered when finalising the plan. Please complete the questionnaire online if possible using the links below. If completing a paper copy, please return to The Council Chamber within Diamond Jubilee Lodge, Wood View Road.

Survey link: <https://www.smartsurvey.co.uk/s/HellesdonNP/>

QR Code:



This questionnaire asks you specifically about the Neighbourhood Plan policies and the extent to which you agree with them. The full neighbourhood plan document can be viewed on the parish council website or hard copies will be available to view at The Council Chamber within Diamond Jubilee Lodge, Wood View Road and Hellesdon Library.

There will be a consultation event at The Council Chamber within Diamond Jubilee Lodge, Wood View Road on the 26th April from 10am to 3pm. Members of the neighbourhood plan steering group will be at this to answer any questions you have.

If you have any queries, you can contact the Parish Clerk on:

Tel: 01603 301751

Email: contact@hellesdon-pc.gov.uk

You must complete this section, failure to do so may result in your response not being considered. Questions with a * require a response.

Q1.* Your details:

Name:	<input type="text"/>
Organisation:	<input type="text"/>
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Post Code:	<input type="text"/>
Email or Phone Number:	<input type="text"/>

Q2.* Please tick all that apply:

<input type="checkbox"/>	I live in Hellesdon Parish	<input type="checkbox"/>	I work in Hellesdon Parish
<input type="checkbox"/>	I am a statutory consultee	<input type="checkbox"/>	I am an agent
<input type="checkbox"/>	I am a landowner	<input type="checkbox"/>	None of the above

Q3.* Consent (you must complete this section)

A summary of all comments made will be publicly available. Please note that any other personal information provided will be confidential and processed in line with the Data Protection Act 1998 and General Data Protection regulation Hellesdon Parish Council will process your details in relation to the preparation of this document only. The Privacy Statement can be found on Hellesdon Parish Council's website. As part of the consultation and in line with the new General Data Protection Regulations (GDPR) please confirm that you are happy for Hellesdon Parish Council to pass on your contact

details (name, address/email address) onto Broadland District Council (as the Local Planning Authority) so that they can contact you at Regulation 16 Consultation.

<input type="checkbox"/>	I consent to Hellesdon Parish Council processing your details in relation to this preparation of this Neighbourhood Plan
<input type="checkbox"/>	I consent to Hellesdon Parish Council passing my contact details to Broadland District Council

Q4. The tick boxes below are optional and relate to us being able to contact you in future with regard to the Neighbourhood Plan. Please indicate whether you consent to the following:

<input type="checkbox"/>	I consent to being contacted with regard to my response by the Hellesdon Neighbourhood Plan Steering Group
<input type="checkbox"/>	I consent to being kept up to date on the status of the Hellesdon Neighbourhood Plan

Area wide policies

Q5. Do you agree with Policy 1: Hellesdon Greengrid? This is a revision of Hellesdon Green Grid (Policy 1 in 2017)

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Not sure

Please provide any comments you have in relation to this policy:

--

Q6. Do you agree with Policy 2: Hellesdon Community Grid? This is a revision of Hellesdon Community Grid (Policy 2 in 2017)

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Not sure

Please provide any comments you have in relation to this policy:

Q7. Do you agree with Policy 3: High Quality Neighbourhoods? This is a revision of High Quality Residential Neighbourhoods (Policy 3 in 2017)

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Not sure

Please provide any comments you have in relation to this policy:

Q8. Do you agree with 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

<input type="checkbox"/>	Yes
--------------------------	-----

<input type="checkbox"/>	No
<input type="checkbox"/>	Not sure

Please provide any comments you have in relation to this policy:

--

Q9. Do you agree with Policy 5: Accessible Play Spaces? This builds on Project 1 (Enhanced parks and open spaces) from the 2017 plan

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Not sure

Please provide any comments you have in relation to this policy:

--

Q10. Do you agree with Policy 6: Housing For People? This builds on Policy 7 (Housing with Care) from the 2017 plan

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Not sure

Please provide any comments you have in relation to this policy:

--

Policies for specific places

Q11. Do you agree with Policy 7: Important Views? This is a new policy for this revised Neighbourhood Plan

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Not sure

Please provide any comments you have in relation to this policy:

--

Q12. Do you agree with Policy 8: Local Green Spaces? 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)

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Not sure

Please provide any comments you have in relation to this policy:

--

Q13. Do you agree with Policy 9: Community Facilities? This is a new policy for this revised Neighbourhood Plan

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Not sure

Please provide any comments you have in relation to this policy:

--

Q14. Do you agree with Policy 10: Buildings Of Local Importance? This policy updates Policy 6 of the 2017 plan. Including additional buildings.

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Not sure

Please provide any comments you have in relation to this policy:

--

Community projects

Q15. Do you agree with Project 1: Enhanced Parks And Open Spaces?

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Not sure

Please provide any comments you have in relation to this policy:

--

Q16. Do you agree with Project 2: Extension Of The Community Centre?

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Not sure

Please provide any comments you have in relation to this policy:

--

Q17. Do you agree with Project 3: Speeding Traffic?

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No

<input type="checkbox"/>	Not sure
--------------------------	----------

Please provide any comments you have in relation to this policy:

--

Q18. Do you agree with Project 4: Air Quality?

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Not sure

Please provide any comments you have in relation to this policy:

--

Q19. Do you agree with Project 5: Cycle Parking?

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Not sure

Please provide any comments you have in relation to this policy:

--

Q20. Do you agree With Project 6: Inclusive Changing Facilities?

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Not sure

Please provide any comments you have in relation to this policy:

--

Final Comments

Q21. I am generally in favour of the Hellesdon Neighbourhood Plan

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No

Please provide any comments which explain your answer:

--

HP **Hellesdon Residents: Help** **shape the future of your area!**



Neighbourhood Plan Regulation 14 **Consultation**

Hellesdon Parish Council is currently reviewing their Neighbourhood Plan. The Parish Council are now at the Regulation 14 Consultation (Pre-Submission) Stage where we can gather the views of the community on the neighbourhood plan.

<https://www.smartsurvey.co.uk/s/HellesdonNP/>

The community consultation will be running from
17th April to 29th May 2025

Please find an online copy available in the link above or when scanning the QR code below. Hard copies of the consultation can be collected and dropped off at The Council Chamber within Diamond Jubilee Lodge, Community Centre and Hellesdon Library. Draft plan and supporting documents are also available from these sites and the Hellesdon Parish Council website.



There will be a consultation event on 26th April from 10am to 3pm at The Council Chamber, Diamond Jubilee Lodge, Wood View Road, NR6 5QB.

Appendix I- Statutory Stakeholders contacted at Regulation 14 (List submitted by the Broadland District Council)

Company / Organisation	Type	Email Address
Astill Planning	Agents	alex@astillconsultants.co.uk
Tetlow King	Agents	all@tetlow-king.co.uk
Norfolk & Suffolk Gypsy Roma & Traveller Service	BME	GRTSAdmin@norfolk.gov.uk
The Bridge Plus	BME	office@bridgeplus.org.uk
Equal Lives	Disability	info@equallives.org.uk
New Anglia Local Enterprise Partnership	Economic	info@newanglia.co.uk
Norfolk Chamber of Commerce	Economic	hello@norfolkchambers.co.uk
CofE Diocese of Norwich	Faith	info@dioceseofnorwich.org
Breckland Council	Local authority	neighbourhoodplanning@breckland.gov.uk
Broadland District Council & South Norfolk Council	Local authority	richard.squires@southnorfolkandbroadland.gov.uk
Broads Authority	Local authority	Natalie.Beal@broads-authority.gov.uk
Great Yarmouth Borough Council	Local authority	nick.fountain@great-yarmouth.gov.uk
Great Yarmouth Borough Council	Local authority	localplan@great-yarmouth.gov.uk
Norfolk County Council	Local authority	localplan@norfolk.gov.uk
North Norfolk District Council	Local authority	planningpolicy@north-norfolk.gov.uk
Norwich City Council	Local authority	JudithDavison@norwich.gov.uk
Norwich City Council	Local authority	LDF@norwich.gov.uk
Environment Agency	Specific statutory body	planning.eastanglia@environment-agency.gov.uk
Historic England	Specific statutory body	eastplanningpolicy@HistoricEngland.org.uk
Homes England	Specific statutory body	enquiries@homesengland.gov.uk
Marine Management Organisation	Specific statutory body	consultations.mmo@marinemanagement.org.uk

Company / Organisation	Type	Email Address
National Highways	Specific statutory body	majorprojectsintegrationteameast@nationalhighways.co.uk
Natural England	Specific statutory body	consultations@naturalengland.org.uk
NCC Historic Environment Service	Specific statutory body	hep@norfolk.gov.uk
Network Rail	Specific statutory body	TownPlanningAnglia@networkrail.co.uk
Norfolk & Waveney Integrated Care Partnership	Specific statutory body	nwccg.icsestates@nhs.net
Norfolk Constabulary - Estates Department (HQ)	Specific statutory body	potterd@norfolk.pnn.police.uk
Water Management Alliance Anglian Water Services Ltd	Specific statutory body Utilities	planning@wlma.org.uk cMurphy5@anglianwater.co.uk newsitereceptioneastofengland@openreach.co.uk
BT	Utilities	emf.enquiries@ctil.co.uk
CTIL	Utilities	support@hyperoptic.com
Hyperoptic	Utilities	info@itstechnologygroup.com
ITS Technology	Utilities	dpm@monoconsultants.com
Mobile Operators Association	Utilities	nationalgrid.uk@avisonyoung.com
National Grid	Utilities	safeguarding@norwichinternational.com
Norwich International Airport Ltd.	Utilities	networkplanning@sse.com
SSE Telecom	Utilities	stakeholder.engagement@ukpowernetworks.co.uk
UK Power Networks	Utilities	info@activenorfolk.org
Active Norfolk	Voluntary	charlotte.collins@norfolk.gov.uk
Active Norfolk	Voluntary	office@communityactionnorfolk.org.uk
Community Action Norfolk	Voluntary	
Norfolk Geodiversity Partnership	Voluntary	timholtwilson@myphone.coop planning@norfolkwildlifetrust.org.uk
Norfolk Wildlife Trust	Voluntary	
Sports England East	Voluntary	planning.central@sportengland.org

Add adjacent parish / town councils

Add elected ward members

Add relevant local groups, organisations and businesses

Add any relevant agents / landowners / developers



Hellesdon Neighbourhood Plan 2025 to 2038

**Regulation 15
Version**

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Chairman's Introduction

*From the Chair of the Hellesdon Parish Council (HPC) NP Working Group –
Councillor Shelagh Gurney*



In 2015 a group of elected parish councillors, business representatives and members of the public came together to produce Hellesdon's first parish Neighbourhood Plan (NP). It was taken to a referendum in 2017 and well supported by the electorate. In December 2017 the plan was approved by Broadland District Council. Since then, the detailed document has been widely accessed and referred to in order to guide planners and developers. The very fact that an authorised plan exists has enabled the parish to receive a higher return from its Community Infrastructure Levy with a 25% rather than 15% payment. This financial funding has contributed towards the refurbishment costs of the Hellesdon Community Centre including a new roof.

It is now ten years since we commenced our first plan and we have once again formed a parish council working group, made up of a number of various representatives to formulate and produce a new revised and updated plan for the parish of Hellesdon from 2026-2036 that reflects demographic changes and strategic ambitions.

It has been a privilege and honour to chair this working group once again that has revisited the original plan and considered the many changes and challenges, we are facing over the next ten years. We have seen significant housing growth with the former Royal Norwich Golf Course site seeing phases one and two being built. There have continued to be many problems with this application and Nutrient Neutrality has seriously affected the built-out timetable. As we continue to move forward, we will undoubtedly see further housing developments, however it is imperative that these are supported by appropriate infrastructure such as doctor's surgeries, dental facilities, environmental protection schemes and facilities for schools and recreation.

Planning policy can appear to be distant and at times feel like we have no significant control over our own destiny as a parish. However, it is my view that this assumption is wrong and that we can affect and control what happens, and this new document will support this even further. During the many meetings and discussions, we had as a group, we had some really healthy and constructive discussions with a range of views put forward before we all agreed on how best to proceed. However, everyone involved was always in complete agreement that they wanted to leave a realistic and constructive legacy for future generations and ensure that Hellesdon remains the caring and delightful place we all know and love so very much.

I would like to personally thank all those people who gave up their free time to work on this document. We are certain that it is an important tool that will help shape the parish over the next decade.

Councillor Shelagh Gurney

Preface

This document is the draft version of the revised Hellesdon NP. It has been prepared over 2024 and 2025 by people from the local community. The document has been continuously evolving over this period to reflect new findings and the results of consultation exercises.

The draft revised Plan has been written at a time when Hellesdon continues to face major changes, such as in the form of the new housing development at the Royal Norwich Golf Club. This, however, has served to galvanise interest and bring together residents, businesses and Councillors. Keeping the NP up to date is important to ensure it can help to influence change in the future; It can help to ensure that Hellesdon grows in a way that reflects local views and takes heed of local concerns and aspirations.

To ensure that the revised NP reflects local views, it has been created by a mixture of residents, business representatives and elected Parish Councillors. This 'NP Working Group' has undertaken numerous meetings and sought to engage the wider community through public consultation. This draft revised NP document (and other accompanying technical reports) encapsulates all this hard work:

- Decision to revise the NP (2023)
- Started the review (January 2024)
- Community consultation including survey and walk-in events (March 2024)
- Parish walkabout with design experts (March 2024)
- Review of the effectiveness of the adopted NP (January and February 2024).
- Background research on local conditions (January and February 2024).
- Design Codes report produced (June 2024)
- Housing Needs Assessment (HNA) report produced (May 2024)
- Discussion with young people from the parish (June 2024).
- Assessment and mapping of Local Green Spaces (LGS), Non-Designated Heritage Assets (NDHAs) and important views (August to November 2024)
- Call for Sites for housing (September 2024)
- Consideration of Sites and whether to allocate any for housing (December 2024)
- Draft revised NP document preparation for consultation (Autumn/ winter 2024/25)
- Regulation 14 consultation (Spring 2025) and screening for a Strategic Environmental Assessment



Introduction

1. This document is the revised submission version of the Hellesdon NP, and this will replace the existing adopted plan that runs out in 2026. The Hellesdon NP area covers the same area as the Civil Parish of Hellesdon (see Figure 1).

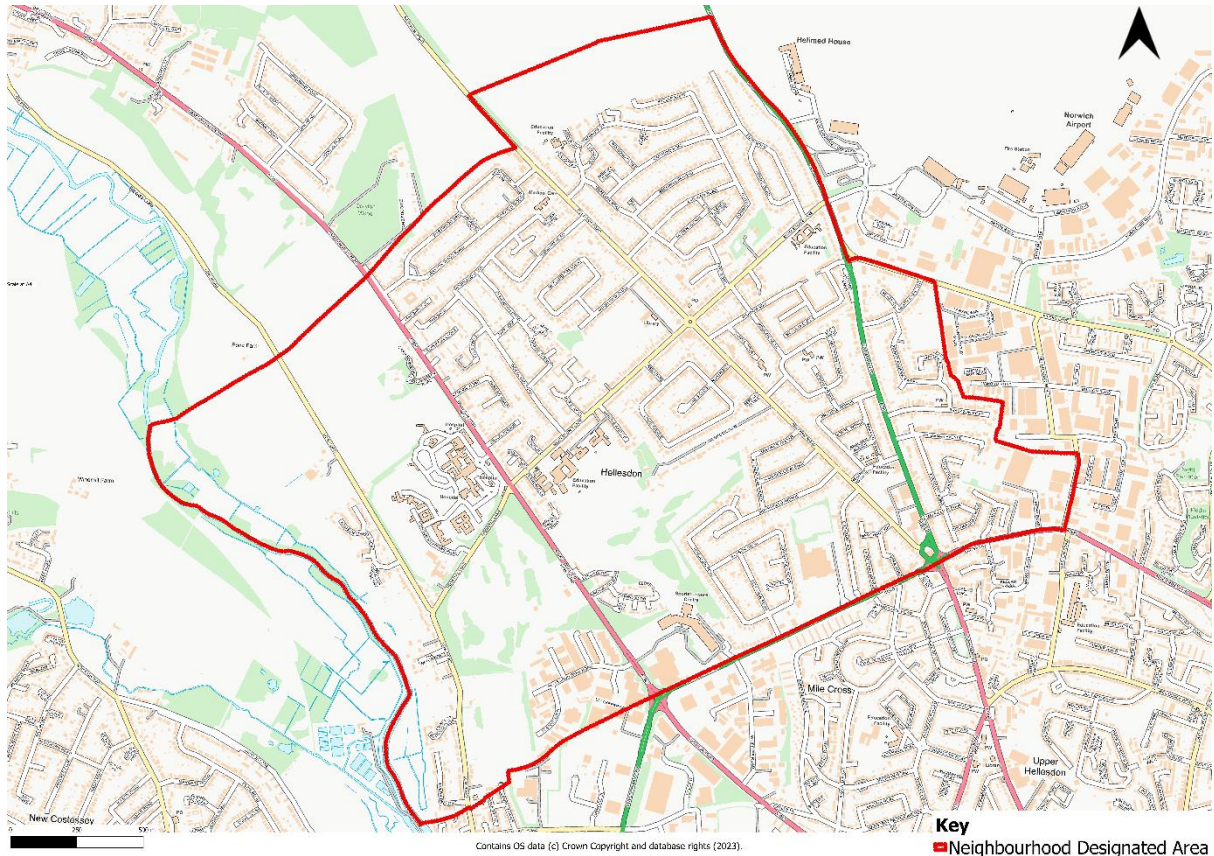


Figure 1: Neighbourhood Designated Area

2. The intended lifespan of the Plan is from 2025 to 2038, which reflects the lifespan of the Greater Norwich Local Plan (GNLP). The GNLP was produced by the Greater Norwich Development Partnership which comprises Broadland District Council, South Norfolk Council and Norwich City Council. The GNLP (and other linked documents) sets out the over-arching spatial strategy for the Greater Norwich area.
3. The production of the adopted NP for Hellesdon was made possible by powers contained within the 2011 Localism Act. The Localism Act includes several measures and powers which decentralise control over local matters to local communities including the ability to create new planning policy via NPs.
4. Providing local communities with the ability to create their own formal planning policy means that they have a powerful say in what happens in their neighbourhoods. This is at the core of the idea of “localism”.

5. The power to make planning policy comes with a number of “basic conditions” that must be met including the need to contribute towards the achievement of sustainable development goals, the need to ensure that local policies have regard to national policy and are in general conformity with the strategic policy in the local development plan such as the Greater Norwich Local Plan. The making of an NP must also not breach and must be compatible with European Union obligations and not have a significant effect on a European site as defined in the Conservation of Habitats and Species Regulations.
6. The draft revised Hellesdon NP therefore contains, as did the 2017 adopted version, a series of policies developed by community representatives which have regard to national guidance, are in broad conformity with the local strategic plan and seek to deliver social, economic and environmental sustainability.
7. The aim of the draft revised Plan is to set out several practical policies that can add local detail to more strategic documents such as the GNLP and in doing so, address specific local issues. Local people have again set out what they want and don’t want in the Parish and how they would like to see it evolve into the future, and this is reflected in this draft plan.

WHY WE ARE REVISING THE NEIGHBOURHOOD PLAN

8. Since the Plan was ‘made’ in 2017, a few important things have changed.
9. Firstly, revisions and updates have been made to national and local policy. The National Planning Policy Framework (NPPF) latest version when writing this document is dated December 2024 and the GNLP was adopted by BDC on 28 March 2024 superseding the previous Joint Core Strategy Development Plan Document (JCS DPD) 2011 which was developed between Broadland, Norwich and South Norfolk Councils and the Broadland Site Allocations Development Plan Document (SA DPD) 2016.
10. Secondly, more up to date local statistics from the 2021 Census are available at a parish level. The Census can highlight how a parish has changed within the decade with regards to population, housing, employment, health and so forth. Local housing/employment data is also available at request from BDC, which helps us to understand how the parish has changed over recent years regarding development commitments and completions and if there are any residents awaiting affordable housing in the parish.
11. Thirdly, HPC carried out a review of the existing 2017 Plan to see how effective it has been in influencing planning decisions. Going through this document it allowed us to understand where information or data is missing and where further details could be added to policies to make them more effective in the future.
12. All this combined promoted this review and revision of Hellesdon NP, to keep it up to date, relevant, and make it more effective.

THE REST OF THE PLAN

13. The remainder of this draft Plan is set out as follows:

- Section 2: An Overview of Hellesdon: This section provides a summary of the social, economic and environmental conditions in Hellesdon to help illustrate the context in which policies have been created and the issues to which they seek to respond.
- Section 3: A Vision and Objectives for the Hellesdon NP: This section sets out the overarching vision and objectives for the NP. This strategic framework underpins the policies.
- Section 4: NP Policies: This section sets out the policies under thematic headings which are at the core of the Plan and are intended to shape future change in Hellesdon. Each policy is accompanied by text explaining the justification for the policy and the intention of the policy. This section also includes projects that the community is keen to pursue but which are not planning policy.
- Section 5: Community Projects.



An Overview of Hellesdon

LOCATION AND GEOGRAPHY

14. Hellesdon is in the Local Authority District of Broadland in the County of Norfolk. It is located on the northern edge of Norwich, bridging the gap between the urban area and countryside beyond.
15. The Plan area adjoins Norwich City (Local Authority District) to the south along Boundary Road and South Norfolk (Local Authority District) to the west on the far side of the River Wensum. To the east, the Plan area adjoins the Norwich City area again, with the boundary snaking its way through the Vulcan Road area and then along the Holt Road.
16. Up to the end of the 19th century the Plan area was almost entirely made up of open farmland. Norwich was far smaller at this time and had not expanded out as far as the Boundary Road. However, even at this time and even with no more than a small handful of buildings present, the structure of Hellesdon was already in place, set by the network of roads linking Norwich to surrounding market towns, most of which remain unchanged today. This includes the grid structure created by Boundary Road, Middleton's Lane, Low Road, Drayton High Road, Reepham Road and Holt Road.
17. The historic centre of Hellesdon was at the junction of Low Road and Hellesdon Hall Road, close to the River Wensum. 19th century maps show a small settlement clustered around Hellesdon Mill and St Mary's Church. The line of the modern Parish boundary (following Hellesdon Hall Road) means that today, much of this early hamlet is outside of Hellesdon Parish and therefore the Plan area.
18. Built-up Hellesdon is largely a product of 20th century development. Early 20th century housing can be seen spreading out from Norwich along major roads such as Holt Road and Cromer Road. Mid-20th century, post-war housing was then built in the blocks between arterial routes creating low-density neighbourhoods of loop-roads and cul-de-sacs.
19. Hellesdon is almost entirely blanketed with residential neighbourhoods and pockets of commercial activity. Whilst the Royal Norwich Golf Club may not have been public green space in the truest sense, the reaction of residents to its loss reflects the fact that green open spaces in Hellesdon are now relatively scarce.

THE LOCAL COMMUNITY

20. Although Hellesdon is one of the smallest Parishes in Broadland by area, it is one of the largest in terms of population containing around 11,000 residents, which is around 8% of the population of the district. This hasn't changed much between 2011 and 2021, but it is expected to change more significantly over the coming years with large housing developments.
21. The population of Hellesdon had been gradually getting smaller since 1981. Over the period 1981-2011 the number of residents in the Plan area had reduced by 1,000 or around 10% (Census). With no obvious loss of housing stock, it is assumed that this trend was driven by a

contraction in average household size with smaller families and fewer people occupying individual dwellings.

22. The age profile of the community that makes up Hellesdon today broadly reflects wider trends across Norfolk and England & Wales. However, it is notable that there are higher proportions of residents aged over 50 and lower proportions aged under 35. This perhaps indicates a community made up of mature families, many of which may have moved into new homes that were built in the second half of the 20th century (2011 Census) and remain there today but with children having now left home. Between 2011 and 2021, there has been a slight decline in the number of people aged 15-24 years and a slight increase in the number of people aged 75+ years. However, the age profile has remained fairly static over that period.
23. Analysis of the occupation of working age residents in Hellesdon shows that the Plan area contains a relatively high proportion of people engaged in 'middle order' and 'lower order' occupations such as sales, customer services and skilled trades. This could reflect the proximity of the Plan area to large industrial estates, Norwich airport and large retail parks.
24. Almost all working residents in Hellesdon travel less than 10km to access employment, suggesting that most work in and around Norwich. However, despite this proximity, and good public transport connections, relatively high proportions of people travel to work by car, even compared to Norfolk which is a largely rural County where the reliance on the car is necessarily high.
25. Hellesdon contains a range of community facilities including a cluster at the geographic centre of the Parish that comprises a large recreation ground, community centre, library and the Parish Council offices. Elsewhere there are a number of smaller community rooms.
26. The Plan area contains four main areas of public open space; the central recreation ground off Woodview Road provides a large area of municipal playing fields, a skate park and children's play area; a less formal park is provided off Mountfield Road. At Meadow Way there is a smaller park containing a range of play equipment and a new large area of open space off Cottingham Drive. Adjoining the new park at Cottingham Drive the Parish Council provides several allotments. There is, however, a recognised shortfall in green space in the parish.
27. In terms of education provision, the plan area contains Hellesdon High School and Kinsale School (infants and juniors) as well as three primary schools at Heather Avenue (infants), Arden Grove (infants and nursery) and Firside (juniors).

THE LOCAL ECONOMY

28. Whilst most land in the Plan area is given over to housing, Hellesdon contains a considerable amount of employment floorspace providing jobs and business opportunities for residents.
29. There are two main concentrations of employment floor space in the Plan area at Vulcan Road in the east and Hellesdon Park Industrial Estate in the west. The Vulcan Road industrial area is the home to a range of manufacturing, retail and storage businesses whereas the Hellesdon Park Industrial Estate contains lighter manufacturing and more professional service businesses.

30. The presence of a few major arterial roads means that Hellesdon is a popular location for large out-of-town retail warehouses, supermarkets and car dealerships which are primarily dotted along Boundary Road and Cromer Road. This includes the Sweet Briar Retail Park, ASDA, Virgin Active, a large B&Q store and numerous car showrooms along the A140.
31. There are other smaller concentrations of employment activity distributed around the Plan area primarily in the form of small retail centres. Such concentration exists at the crossroads of Middleton Lane and Reepham Road which arguably represents the centre of Hellesdon. There are other small parades of shops and services at various intervals along the Reepham Road and Cromer Road, many of which are in converted residential properties.

THE LOCAL ENVIRONMENT

32. Whilst at first it may appear a relatively homogenous area of housing, Hellesdon can in fact be divided into a number of broad character areas based on differing landscapes and forms of development. The local community already refer to 'Lower' and 'Upper' Hellesdon as a way of characterising the low-density leafy neighbourhood in the river valley and the more uniform housing development across the rest of the Plan area. The Hellesdon Design Codes produced by AECOM identified six-character areas:
- Village core residential area and local centres
 - Outer ring road city fringe
 - Light industrial area
 - Leafy, dispersed housing
 - Open agricultural/ river valley
 - School, hospital and golf course area
33. These are shown on a map later at Policy 3 (Figure 4).
34. As noted above, Hellesdon is a relatively modern place, with almost all development in the Plan area dating from the 20th century. It therefore contains few historic buildings that predate the c20th. The Parish does, however, contain several buildings that have been identified as being of local interest and of heritage value and three designated assets (see Figure 2), the latter being:
- St Mary's Church (Grade II* Listed).
 - Wayside Cross on the corner of Boundary Road and the A1067 (Scheduled Monument).
 - Cross in St Mary's churchyard (Scheduled Monument).
35. In terms of the natural environment, the Plan area includes parts of the Wensum Valley which is an important environmental asset with the River Wensum flowing through it. Part of the valley located within the Plan area is within the River Wensum Special Area of Conservation (SAC) and the River Wensum Site of Special Scientific Interest.
36. The Wensum Valley also forms part of the greater Norwich Green Infrastructure (GI) network as shown in the GNLP (2024); It is part of the Norwich – Reepham – Aylsham Sub- Regional GI Corridor.

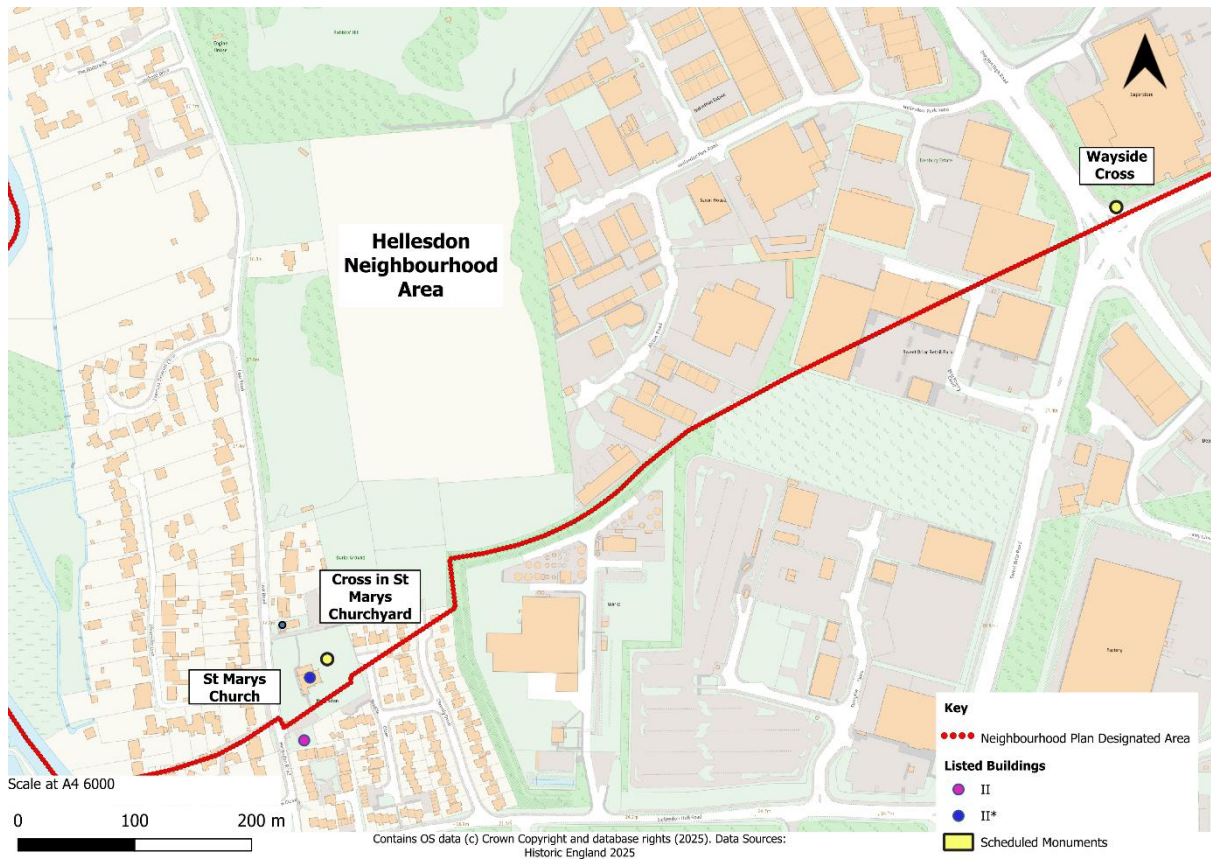


Figure 2: Designated Heritage Assets



A Vision and Objectives for Hellesdon

37. A vision and a set of strategic objectives have been developed to underpin the NP and inform the development of policies. The vision and objectives have been developed by the NP Working Group and tested with the community through a few public consultation events.

VISION

38. The purpose of this vision is to sum up how the community of Hellesdon sees the Plan area today and how they want it to be in the future. Consultation on ideas for the vision generated a significant and creative response with several themes being consistently mentioned by respondents. The vision statement presented below is a synthesis of all of the ideas received and is intended to provide an overarching statement about how people want the Plan area to develop in the future.

Hellesdon: A green, peaceful and friendly suburb for people of all ages with a good range of community facilities; one step from a vibrant City and one step from the Norfolk countryside.

OBJECTIVES

39. The purpose of the objectives set out below, is to address more specific issues identified by the local community. They create a basis for the policies set out in the next section and are the targets that the Plan as a whole must seek to deliver.

Objective 1: *To protect and enhance existing and create new local Green Infrastructure*

Objective 2: *To preserve and enhance the suburban character of Hellesdon, both in terms of its buildings and layout*

Objective 3: *To improve conditions and facilities for pedestrians and cyclists moving through or around the Parish*

Objective 4: *To protect and enhance local amenities including shops, services, community facilities, play areas and open spaces*

Objective 5: *To promote and deliver sustainability in all areas and leave a positive legacy for future generations.*

NP Policies

40. This section sets out the policies developed by the NP Working Group. The policies are at the heart of the NP and are the tools that will be used by Broadland District Council (BDC) planning officers in the future when considering proposals and applications in the Plan area. There are 10 planning policies in total covering a range of issues such as shops and services, walking and cycling, and housing. There are also five community projects at the end of the document that are not planning policies. The policies and project have been arranged under two headings as follows. The following also notes how these relate to the 2017 NP:

Area wide policies

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 NP, although car parking was previously partly covered in Policy 3 of the 2017 plan.

POLICY 5: ACCESSIBLE PLAY SPACES

This builds on Project 1 (Enhanced parks and open spaces) from the 2017 plan.

POLICY 6: HOUSING FOR PEOPLE

This builds on Policy 7 (Housing with Care) from the 2017 plan.

Policies for specific places

POLICY 7: PROTECTION OF IMPORTANT VIEWS

This is a new policy for this revised NP.

POLICY 8: LOCAL GREEN SPACES

This is broadly a new policy for this revised NP, 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).

POLICY 9: COMMUNITY FACILITIES

This is a new policy for this revised NP.

POLICY 10: NON-DESIGNATED HERITAGE ASSETS

This policy updates Policy 6 of the 2017 plan. Including additional buildings

Community projects

PROJECT 1: ENHANCED PARKS AND OPEN SPACES

PROJECT 2: EXTENSION OF THE COMMUNITY CENTRE

PROJECT 3: CYCLE PARKING & ACTIVE TRAVEL INFRASTRUCTURE

PROJECT 4: INCLUSIVE SPORTS AND CHANGING PROVISION (merged former Projects 6 & 7)

How the Policies Deliver the Vision and Objectives

41. This table demonstrates how the policies and projects of the Hellesdon NP collectively deliver the Vision and Objectives for Hellesdon. It provides a clear link between the strategic objectives and the detailed planning policies that will help achieve them.

Objective	How it Delivers the Vision	Relevant Policies
1. To protect and enhance existing and create new local GI	Ensures Hellesdon remains 'green, peaceful and friendly', promoting health, wellbeing and biodiversity.	Policy 1: Hellesdon Greengrid Policy 2: Hellesdon Community Grid Policy 8: Local Green Spaces
2. To preserve and enhance the suburban character of Hellesdon, both in terms of its buildings and layout	Maintains Hellesdon's established suburban identity, respecting its built quality and character.	Policy 3: High Quality Residential Neighbourhoods Policy 10: Non-Designated Heritage Assets
3. To improve conditions and facilities for pedestrians and cyclists moving through or around the Parish	Promotes a sustainable, well-connected suburb and reduces reliance on the private car.	Policy 2: Hellesdon Community Grid Policy 4: Vehicle Parking Project 5: Cycle Parking
4. To protect and enhance local amenities including shops, services, community facilities, play areas and open spaces	Supports community wellbeing and ensures convenient access to key amenities and green spaces.	Policy 5: Accessible Play Spaces Policy 8: Local Green Spaces Policy 9: Community Facilities Projects 1, 2, 6 and 7
5. To promote and deliver sustainability in all areas and leave a positive legacy for future generations	Embeds climate resilience, biodiversity net gain (BNG) and energy efficiency across all developments.	Policies 1–6 (all incorporate sustainability measures)



Area wide policies

HELLESDON GREENGRID

42. Hellesdon is mainly a built-up parish and so there are not many areas that are protected for nature conservation. The River Wensum has international protection, and there is one County Wildlife Site that falls within the neighbourhood area, Wensum Mount Farm. The Greater Norwich Growth Board have announced funding to improve access to Sweet Briar Marshes. While outside the designated Neighbourhood Area, this Site of Special Scientific Interest (SSSI) is a significant green space, and residents could benefit from increased ease of access¹. The neighbourhood area, particularly to the west and close to Drayton High Road, contains priority habitat as well. These are habitats which are most threatened, in greatest decline, or where the UK holds a significant proportion of the world's total population. There are four main types of priority habitat in the parish: grazing marsh; deciduous woodland; lowland fens; and lowland meadows.
43. The Hellesdon Design Codes and Guidance (2024) notes that there are areas of trees in the parish and this includes: around the River Wensum; along Low Road giving it a very rural character; outside the old hospital on Drayton High Road; and around the war memorial. There are even significant areas of trees in the industrial area to the south-west, predominantly at the northern and western boundaries, screening the areas from the surrounding open landscape. There are many examples of trees on the verge between the road and the pavement, and these create a pleasant street scene.
44. The Landscape Character Assessment identifies the impact of the loss of trees and hedgerows. Some hedgerows are protected. They should already be protected where they meet criteria relating to length, location, and importance. For example, a hedgerow is considered important if it is at least 30 years old, marks a parish boundary, marks the boundary of an estate or manor, is part of a field system or contains protected species. Whilst removal of short stretch of hedgerow may have limited impact in isolation, when considered cumulatively across the area, it has a further urbanising impact and can significantly affect habitat for wildlife
45. There was strong support in the consultations for improved biodiversity, especially for more trees and hedgerows, as well as details such as bird boxes in new homes. The evidence base identified the need to improve biodiversity through the creation or enhancement of habitats, including as part of new developments.
46. The Hellesdon Design codes and Guidance sets out that where possible, streets should be treelined on both sides. It also sets out that there are existing issues where cars parked on the street impede traffic and pedestrian flow. There are also instances where cars park on the green verges. Tree planting on verges could help to address this. New developments should prioritise tree planting, as well as identify existing biodiversity corridors (including residential gardens), and contribute to their preservation and enhancement.
47. Legislation and the NPPF afford considerable support for protecting and enhancing key landscapes and biodiversity. This includes the need for biodiversity net gains (BNG) of at least 10% in most new developments. The hierarchy is that the enhancements should be delivered on

¹ <https://www.southnorfolkandbroadland.gov.uk/news/projects-across-greater-norwich-are-set-to-share-more-than-4-million-in-funding>

site as a preference and if this is not possible, then off-site locally. As stated in the NPPF, planning policies should contribute to enhancing the natural environment by recognising the wider benefits of natural capital such as trees and woodland. It also sets out that trees make an important contribution to the character and quality of environments and help mitigate and adapt to climate change such as providing shade and opportunities should be taken to incorporate trees in developments, with existing trees retained, new native trees planted, and streets should be tree-lined. Native species from local sources and stock should be planted reflecting the local character of the area. Of critical importance in achieving this is ensuring the 'right tree in the right place'.

48. Locally, Policy EN1 of the Broadland Local Plan requires new developments to protect and enhance biodiversity, and where there is harm, this should be mitigated. Policy 3 of the GNLP has similar requirements, including mitigation of harm and (as a last resort) compensation for loss of biodiversity.
49. As stated in numerous environmental guidance such as CPRE² or the Woodland Trust³, NP policies could consider having criteria to address protecting existing trees and woodlands. In the Woodland Trust guidance, it is suggested that in order to go above and beyond standard policies, NPs could set a specific requirement that trees are replaced on a 2 to 1 or 3 to 1 ratio. As well as this a key recommendation by Norfolk Wildlife Trust was to plant 2-3 trees to replace every tree that is removed. This was an important point to consider to aim to improve the environment when replacement planting has to occur for every tree felled by development. Planting of trees and shrubs can also improve air quality, which is a local concern.
50. The Local Authority does not currently have an adopted policy regarding replacement trees meeting a specific requirement so we feel adding this detail for Hellesdon would be beneficial on a local level. Also, the Local Authority also does not set out specific protection for existing trees in the parish.
51. Local Nature Recovery Strategies (LNRS) in England are a new approach to restoring and protecting nature. They are part of a nationwide move to create space for nature to thrive. Local Nature Recovery Strategies will create a national Nature Recovery Network (NRN) and are a requirement of the [Environment Act 2021](#). The strategies aim to expand, improve, and link natural areas, guiding the implementation of environmental priorities and funding like Biodiversity Net Gain (BNG). Norfolk County Council endorsed the Norfolk Local Nature Recovery Strategy in October 2025⁴. Neighbourhood Plans can use this document to help inform green infrastructure delivery and understand where nature priorities area within the local area. Planners have a legal requirement to have regard to the contents of LNRS determined by the activation of the Levelling Up Regeneration Act (2023), alongside other relevant objectives, to ensure nature recovery is properly reflected in the planning system. This has been considered in Policy 1.

Intention of policy

52. The intention of this policy is to build on the concept of the River Wensum GI corridor and create smaller, local network of GI that spread out along roads and through neighbourhoods throughout Hellesdon. It is recognised that the built-up nature of the Plan area means that it is not possible to create large new swathes of GI. The Policy therefore seeks to intensify planting

² [CPRE Landscape Neighbourhood Planning text only.pdf](#)

³ [How to create a neighbourhood plan - Woodland Trust](#)

⁴ [Local Nature Recovery Strategy - Norfolk's Local Nature Recovery Strategy - Norfolk County Council](#)

along roads and footpaths where possible and join up smaller pockets of green space for the benefit of the environment and the wellbeing of residents. One of our key plans is to contribute to nature recovery across the area.

Policy 1: Hellesdon Greengrid

Biodiversity enhancements

1. New development proposals, as appropriate to their scale and location, must enhance biodiversity by addressing at least two of the following criteria:
 - a) Incorporate one bird box per dwelling and one bat box per four dwellings in line with the British Standard BS 42021:2022;
 - b) Incorporate two hedgehog accessible gaps in every garden and these can include raised gates for discretion and tidiness;
 - c) Incorporate at least 80% of native species when planting on site. The other 20% of non-native plants must be climate resilient and provide ecological value to the site by following Royal Horticultural Society advice⁵;
 - d) Incorporate bee bricks in garages and bug hotels in gardens;
 - e) Prioritise boundary treatments that make use of native hedges and trees unless doing so would be wholly out of character or there are significant overriding reasons;
 - f) Identify existing biodiversity corridors and contribute to their preservation and enhancement;
 - g) Identify suitable locations for new woodlands and tree planting on sites which can complement existing conservation features by using a mixture of native and non-native species (80:20). Ensure new woodlands have been designed on site to not change the ecological composition of existing habitats such as ponds or wetlands and will support local species⁶.
2. Development proposals which do not include two of the above criteria in their application must provide evidence as to why meeting at least one of the criteria was not achievable or viable in their case.
3. The River Wensum, County Wildlife Sites, priority Habitats and other important ecological sites and environmental assets should be protected from adverse impacts from development and opportunities sought for enhancement.
4. Opportunities and priorities for nature restoration within the Neighbourhood Plan boundary should be in line with priorities by the Norfolk Local Nature Recovery Strategy (LNRS).

⁵ <https://www.rhs.org.uk/wildlife/plants-for-plant-dwelling-invertebrates>

⁶ [Managing-Trees-around-ponds-NEW.pdf](#)

Policy 1: Hellesdon Greengrid

Existing Trees

5. Existing trees and hedgerows on development sites must 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.
6. 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.

Replacement Trees

7. 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.
8. Replacement trees must be native British species of local provenance which are climate resilient. 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.
9. Developers must replace trees on a 2 to 1 ratio requirement unless robust evidence suggests this would make the scheme economically unviable.

New Trees

10. 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.
11. 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).



THE HELLESDON COMMUNITY GRID

Walking and cycling

53. Hellesdon is densely populated relative to other parts of Broadland and contains several popular schools, parks and vibrant community facilities that are distributed across the Plan area.
54. Consultation and research highlighted that the Parish contains established neighbourhoods with strong community spirit. It is likely that many residents moved to Hellesdon in the mid- 20th century as many new homes were being built, and that they remain in the same property today. This is a strong testament to the popularity of the Plan area as a place to live and creates a strong, embedded community spirit.
55. Consultation highlighted the reasons why people like living in Hellesdon, including the good accessibility to services because of the provision of local shops and services and of community facilities. It also highlighted that the thing people dislike the most about living in the Parish was the level of traffic, busy roads and congestion. People recognise the need to improve cycle routes, with some suggestions made.
56. There is an inherent conflict in Hellesdon between its function as a low-density, popular residential area and the presence of three or four major arterial roads linking Norwich to market towns and the surrounding rural hinterland. In places, a number of these roads extend to four or more lanes because of the volume of traffic they carry at peak times.
57. These busy routes effectively divide the Plan area up into a grid, creating barriers which separate neighbourhoods and separate the places people live from their schools, community facilities and places of work.
58. Hellesdon is well served by road infrastructure and public transport, making it easy to travel from and to. However, there is anxiety that further development in and around the Parish will result in more traffic on local roads and moving through the Parish from the rural hinterland to the north into the city of Norwich. The severance created by the increasing volumes of traffic moving through the Parish make it more difficult to walk and cycle around between homes, community facilities and local shops.
59. The evidence base highlights the need for improved transport infrastructure, such as cycle routes where there are gaps and that improved routes will help to reduce traffic for short journeys, making the parish a more sustainable, healthy and attractive place.
60. Recent consultations found that local people would generally like to see improvements to walking and cycling routes, especially cycling routes and making sure those routes join up. Better crossings for people walking were an issue, including to improve access to The Nest and towards the A1270 (so north-south movements). The proximity of the city of Norwich with all of its services and facilities lends itself to cycling and strategic cycle routes.
61. The County Council has a Local Cycling and Walking Improvement Plan (LCWIP) which includes routes that pass through Hellesdon. The brown route connects Drayton with the city centre, and it goes through Hellesdon. This crosses Boundary Road onto Vera Road before joining Reepham Road and continuing to Drayton. A key improvement is the crossing over Boundary Road. There is also a yellow route which goes up the A140 Holt Road (on the Hellesdon boundary) to Horsford.

62. The Hellesdon Design Codes and Guidance supports better facilities for walking and cycling, for example setting out that residential streets should be designed for low traffic volumes and low speeds, ideally 20 mph.
63. National and Local Plan policy already has a general requirement to improve cycling and walking opportunities. There is potential for a policy on requiring development to contribute to the improvement of cycle routes/ cycle access. This could list the improvements required so that it is specific rather than general.

Intention of policy

64. The intention of this policy is to make it easier for residents to walk and cycle around Hellesdon and in and out of Norwich by promoting the provision of improved walking and cycling infrastructure. In particular, the policy seeks to improve connectivity between residential neighbourhoods and community infrastructure such as schools, community centres and local shops and services.

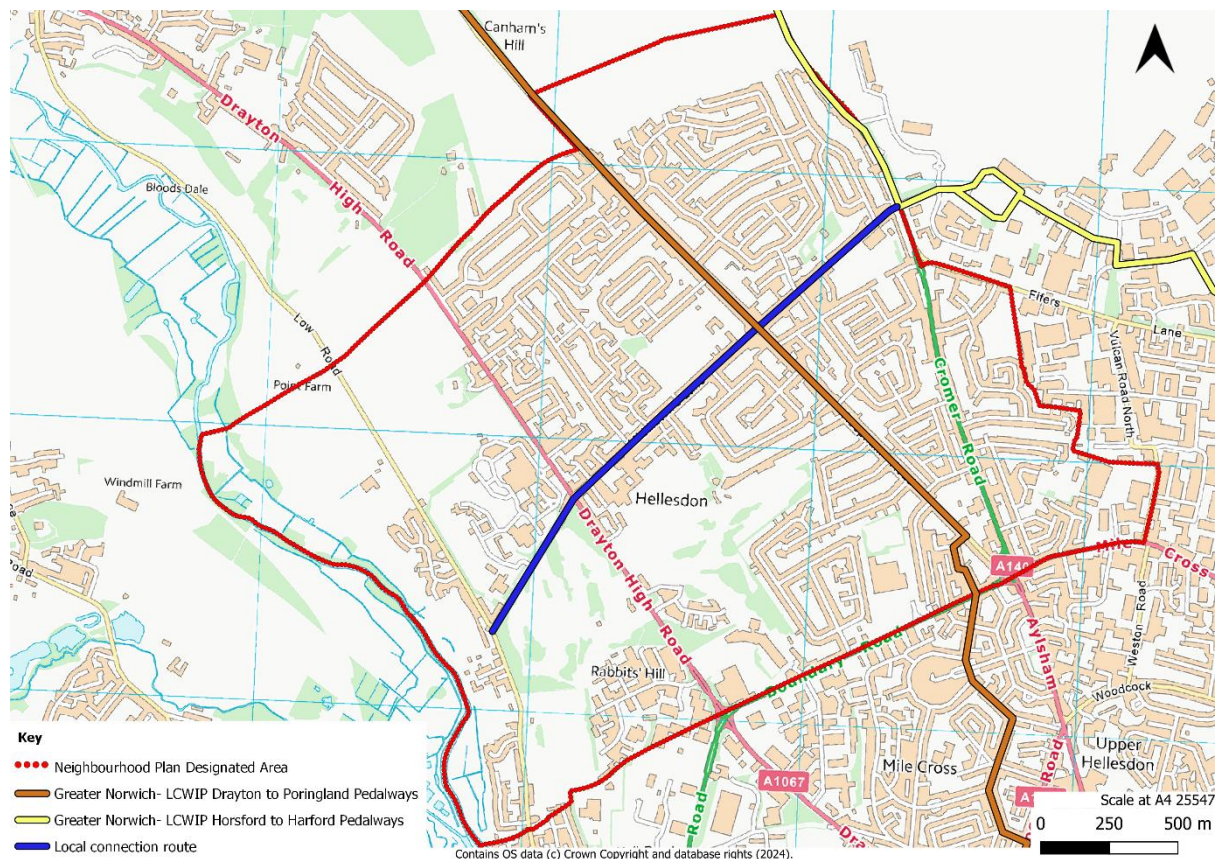


Figure 3: Local cycle routes and those in the Greater Norwich Local Cycling Walking Infrastructure Plan (LCWIP) (2022)

Policy 2: Hellesdon Community Grid

1. New development proposals, excluding householder applications, 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 Document (2024). Residential streets should be designed with this in mind, being designed so as to encourage speeds of no more than 20mph.
2. New developments should promote green links (cycle ways, footpaths, tree lined and grass verge-lined streets) into new developments to connect with existing neighbourhoods.
3. 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:
 - a) The yellow route along the A140 Horsford to Norwich city centre, linking to The Nest and airport;
 - b) 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;
 - c) Local connections to these routes along Middleton's Lane and Hospital Lane; and
 - d) Provision of secure and convenient cycle storage as well as bike sharing facilities.

The cycle routes are shown at **Figure 3**.

4. 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.
5. 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.
6. 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.
7. Accessibility for people with limited mobility will be expected for walking routes/ facilities and for bus users.





HIGH QUALITY RESIDENTIAL NEIGHBOURHOODS

65. Hellesdon is a popular place to live. It is close to the city of Norwich in the south where many people work and close to the attractive countryside in the north where many people spend their leisure time. The Parish has a good range of community facilities and schools although it is not without challenges such as anti-social behaviour and low-level crime.
66. The evidence base highlighted the importance of design in terms of complementing or enhancing existing character. Residents value highly the design of their neighbourhoods. Consultation and research illustrated that people like the quiet, low-density networks of loop roads and cul-de-sacs. They like the layout of their streets, lined with grass verges, planting, pavements and front gardens. Consultees consistently expressed a desire to retain and enhance green spaces and improve the sustainability of development.
67. Design will be an important area of policy, with key aspects for people being heights of dwellings in keeping with others, biodiversity improvements, sufficient parking, and the use of local materials such as brick. Concerns were also expressed about the density of new development, including the increasing prevalence of small gardens. Local people also feel that better energy efficiency is important. Unfortunately, a Written Ministerial Statement in December 2023 made it very clear that planning policies should not require energy efficiency standards that exceed building regulations unless there are clear reasons for doing so. However, this still leaves scope for improving the sustainability of new developments.
36. Another important aspect in design includes how development will safely and appropriately manage surface water by supporting our natural spaces, wildlife habitats and existing built-up environment. Sustainable urban Drainage Systems (SuDS) provides an effective way of both managing surface water, reducing flood risk and creating diverse habitats for wildlife. With good design, SuDS provide shelter, food and breeding opportunities for a variety of wildlife species. Biodiversity benefits can be delivered by even small, isolated components, but the greatest value is likely to be delivered where SuDS are planned as part of wider green landscapes, and they can assist with wildlife connectivity.
37. There are four pillars which should be considered in SuDS design including water quantity, water quality, amenity and biodiversity. When SuDs control the quantity of water run off successfully this can help support the management of flood risk and maintain and protect the natural water cycle. For water quality, SuDS can manage the quality of the runoff to prevent pollution and reduce sedimentation of more vulnerable waterways, reducing contaminants such as phosphorous, from negatively impacting protected sites. SuDs can improve amenity by creating and sustaining better places for people and help biodiversity by creating and sustaining better places for nature. Development proposals coming forward in Hellesdon should have regard to the most up to date version of the Norfolk County Council LLFA Statutory Consultee for Planning: Guidance Document regarding surface water risk and drainage⁷.
38. Given its attractiveness and proximity to both Norwich and the countryside, the Plan area will always come under pressure from developers to accommodate more new housing. The Plan assumes a pragmatic perspective that recognises that over the lifespan of the Plan, proposals are

⁷Information for developers: <https://www.norfolk.gov.uk/38642>

likely to come forward as the fundamental attractors in Hellesdon will not change. For example, in addition to the development of the Royal Norwich Golf Club, the GNLP also allocates land at Hellesdon Hospital for residential and commercial development. Such large-scale development needs to be delivered with high quality design in mind.

68. National and Local Plan policies (such as Policy GC4 of the Broadland Local Plan) have general requirements around design principles. Local policy also requires a high standard of design to be achieved through new development. Policy 2 of the GNLP requires development proposals to create beautiful, well-designed places and buildings. It also requires that development is of high quality and respects the local character, considering the landscape/historic character assessments, design guides and codes, etc. Major development applications will need to be accompanied by a sustainability statement demonstrating compliance with Policy 2 and how the scheme has considered the National Design Guide.
69. NPPF Chapter 12 requires plans to have design policies that have community support and that reflect the defining characteristics of an area. The Government has been raising the importance of high-quality design with the development of national design guides, codes, and policies, and encourages NPs to have their own design policies and codes to identify the special qualities of their areas which should be reflected in development. Although national policy supports development that is sympathetic to the local and historic character of an area, it also encourages innovative design and high levels of sustainability.
70. Whilst there is already a considerable amount of design guidance, tools and policy wording set at the national and local level, including the emerging Broadland and South Norfolk Design Code being produced, Hellesdon NP wishes to go beyond this and have a policy based on more specific design codes for the parish. In 2024 AECOM was commissioned to produce the Hellesdon Design Codes and Guidance Document. This document provides a baseline assessment of the local character of Hellesdon and then sets out specific design codes proposals should address within the parish and the designated character areas.
71. The Hellesdon Design Codes and Guidance Document (2024) identifies six-character areas within the parish as shown in **Figure 4**. These are summarised below:
 - **Core residential and local centres** - This character area comprises the dominant area of the Parish, formed of primarily 20th century residential development, with some local shops, services and community uses.
 - **Outer ring road city fringe** - This area borders Norwich and acts as the transitional space between the city centre and Hellesdon village. It is comprised of residential properties mixed with large scale infrastructure, including a B&Q and car dealer businesses. The area includes the primary arrival point into Hellesdon at the junction on Boundary Road. Road infrastructure is a particularly dominating part of this area.
 - **Light industrial area** – There are two areas of light industrial land use. One located in the eastern corner of the Parish, consisting of a B&M home store and primarily vehicle repair service. The other is located between the residential and city fringe area and the leafy and countryside character area to the southwest of the Parish and includes a David Lloyd, Holiday Inn, ASDA, metal and electrics store, wholesalers, warehouses, and legal offices.
 - **Leafy, spacious housing** - This area of primarily residential development has a significantly different character to the main built-up areas of Hellesdon and maintains a more rural character. Within the area there is the Grade II* listed Parish Church of Saint Mary.
 - **Open agricultural/ river valley** - This area encompasses the surrounding countryside of the Parish. Since most of the Parish is urban, countryside areas are relatively small. The most

significant are the banks and landscape surrounding the River Wensum. There is also agricultural land open to the north of residential development in the north of the Parish.

- **School, hospital and golf course area** - This area borders the leafy, dispersed housing to the west, the industrial area to the south, the primary residential area to the east and countryside to the north. It is comprised of a mixture of uses: Hellesdon hospital and grounds, Hellesdon High School, disused golf course, eco-housing development, Carrowbeck Meadow and Carrowbeck House, the location of Broadland Council Training services and new development, which is ongoing.

72. In Hellesdon, there have been many extensions to existing dwellings. Whilst this might often be needed to suit family circumstances, care is necessary. Many household extensions are covered by permitted development (PD) rights and so do not need planning permission. There are several codes as set out in the Hellesdon Design Codes and Guidance 2024 that residential extensions and conversions should follow to maintain the local character. In general, heights of residential buildings are restrained to 1-2 storeys with some 3 storey developments in certain areas. Different character areas within Hellesdon can accommodate differing masses and heights.

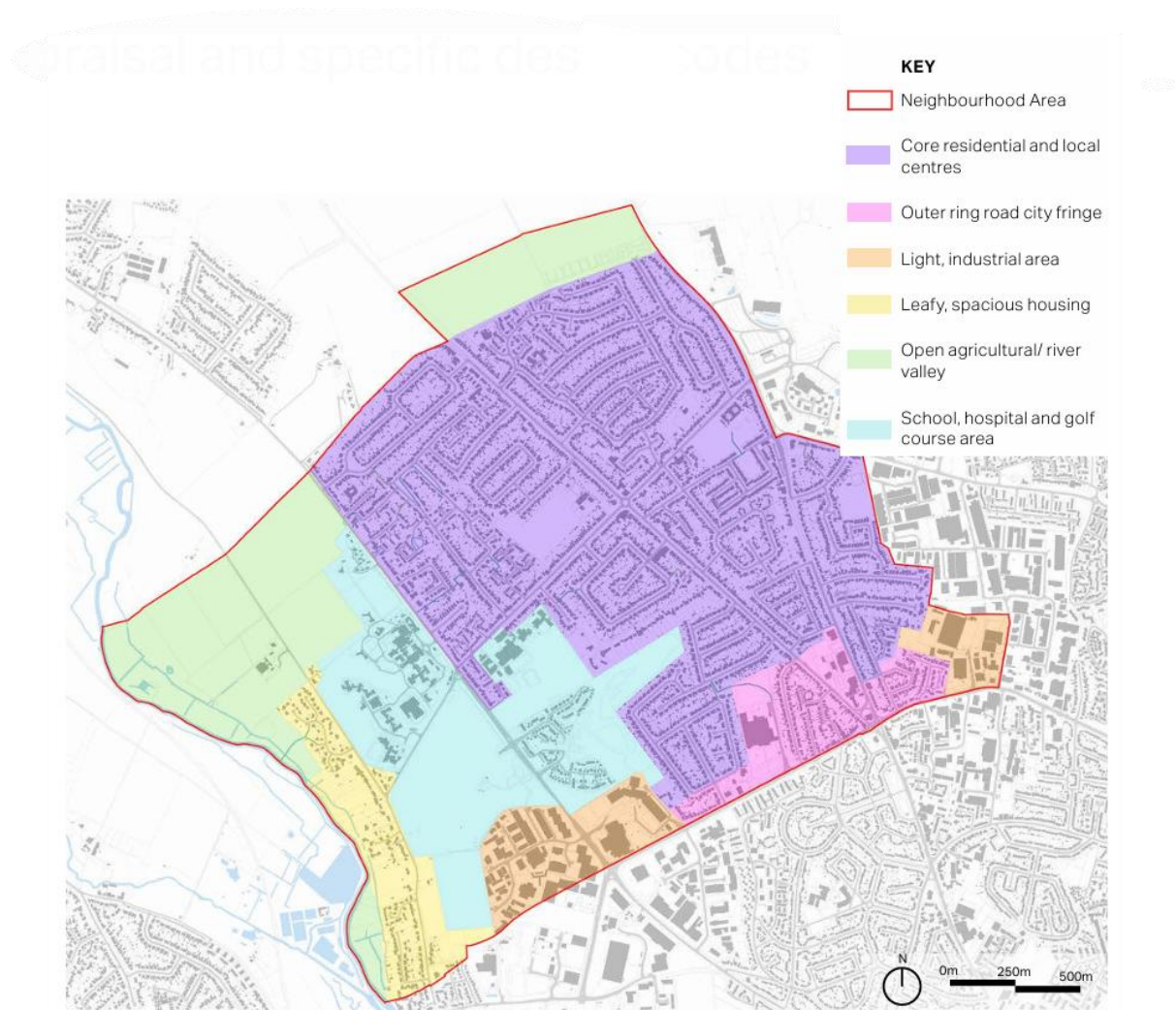


Figure 4: Character areas

Intention of the policy

73. The intention of Policy 3 is to ensure that new residential development in Hellesdon incorporates characteristics that local people feel strongly about and that will help to create high quality neighbourhoods. It seeks to ensure that the high quality of life enjoyed by existing and future residents can be maintained through intelligent and sympathetic urban design and architecture.
74. The Hellesdon Design Codes and Guidance Document (2024) cover many design considerations, including mobility and green spaces. This policy is focused on the built form itself and materials.

Policy 3: High Quality Residential Neighbourhoods

1. All development, including extensions, will be expected to be in general conformity with the Hellesdon Design Codes and Guidance Document (2024), and should take account of the design guidance and specific details set out within that document. Particular regard should be had with the design guidelines associated with the host character area (see Figure 4).
2. The Hellesdon Design Codes and Guidance Document (2024) 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:
 - a) Having full regard to the host character area within which the proposal will be situated;
 - b) Ensuring that housing conversions or extensions respect and preserve the buildings form and character unless the alterations are considered an enhancement. 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.
 - c) Extensions and conversions should use materials which complement the existing building, this could be through use of like-for-like materials or new materials where these can add character and a pleasing contrast;
 - d) Wherever possible, incorporate boundary treatments that comprise native hedgerows/trees, unless this significantly undermines local character;
 - e) Having well-lit footways;
 - f) The provision of rear gardens and aligning them to contribute to green networks;
 - g) 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, the re-use and recycling of existing resources and materials (such as bricks) and making use of locally sourced materials;
 - h) Ensuring the massing, height and scale of new structures (including ground level and upward extensions) is broadly compatible with, and does not undermine, the surrounding character;
 - i) 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.

Policy 3: High Quality Residential Neighbourhoods

3. All development proposals within the Plan area should conform to the 'Secured by Design'⁸ principles, to improve community safety and reduce the prospects of crime.
4. Development proposals should seek to incorporate the four pillars of Sustainable Drainage Systems (SuDS) into landscaping and ecological schemes ensuring they are multi-functional and are appropriate to the scale and nature of the development.

⁸ Secured by Design (SBD) is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit. Source: [Secured by Design - Secured by Design](#)



VEHICLE PARKING

75. Car or van availability has continued to increase in Hellesdon. In 2001 there were 1.21 cars/ vans per household on average, in 2011 there were 1.33 per household, and in 2021 it was 1.39 per household. For most of this time, the national approach to providing parking spaces in new development was to set out the 'maximum' number of spaces that should be provided, thereby limiting the number and enabling developers to provide fewer than needed. This does risk the situation where cars are parked haphazardly on the street as there is not enough room on the driveway or elsewhere off-road.
76. This situation is very evident in Hellesdon. Often cars are parked on the street, and this limits two-way vehicle flow or makes it awkward for larger vehicles. They are also often parked on grass verges, which over time spoils the attractiveness of the verge. Consultations with local people found they were concerned about parking issues, especially parking on verges. There was also support for the NP to have its own parking standards, setting out how many spaces would be required in residential development.
77. The NPPF states that transport issues should be considered from the earliest stages of plan-making and development proposals to identify transport solutions that deliver well-designed, sustainable and popular places. Regarding parking, maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with chapter 11 of this Framework).
78. Policy TS4 of the Broadland Local Plan has a very general policy on the need for sufficient parking. Norfolk County Council sets out parking standards for the county in which proposals must accord too. The latest guidelines "*Parking Guidelines for new developments in Norfolk* (July 2022)" sets out that developments need to provide at least one space or more depending on the size of the dwelling.

Size of dwelling/ unit	Minimum number of car 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.

79. As explained earlier, car/ van ownership has increased over the last 20 years in Hellesdon, and it can be assumed there will continue to be an on-going increase, though this is modest and lessening more recently. Some households of course have no cars whilst others have more than the average.
80. The 2022 Norfolk County Council parking standards, if they had been used to determine parking spaces for the entire housing stock Hellesdon, would have resulted in 2.1 per household on average. This means the use of the new 2022 standards will meet the needs of the car/van ownership levels that we have in Hellesdon, with some wriggle room for this increasing over the coming decades. So, although there might be a historic shortfall in spaces, for new developments the number of spaces should be adequate. This might not be the case for every

household and so some informal on-street parking might be needed⁹. The 2022 parking standards also set out that for 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. Of course, this is guidance only and not policy and so it could be worth strengthening these requirements in a NP policy, but there seems little scope for exceeding them by having higher 'minimum' standards.

81. The Hellesdon Design Codes and Guidance Document (2024) also identified the existing issues where cars parked on the street impede traffic and pedestrian flow. There are also instances where cars park on the green verges. Therefore, it concludes, there is a need to consider how to mitigate the negative effect of overfill parking on the street, for example visitor parking and spaces for delivery vehicles. This could be provided through use of dedicated on-street parking. **Policy 1** (Hellesdon Greengrid) requires trees to be planted on verges, not only for biodiversity and landscape reasons, but this will help to discourage people from parking on grass verges.
82. The Hellesdon Design Codes and Guidance Document (2024) also says that the prevailing parking typology is on-plot parking, and that it is important that where on-street parking is introduced, it does not impede access for pedestrians and other vehicles (including emergency vehicles), and it is well landscaped. Parking should therefore be provided on-plot. On-street parking as the only means of parking must not be used wherever possible; however, visitor parking and spaces for delivery vehicles can be provided with dedicated on-street parking to reduce overfill parking cluttering the street, or parking on grass verges. It goes on to say that garages are not a common feature and anyway tend to be used for storage, therefore pushing parking onto the street.
83. The consultations noted that several homes have been extended to meet family needs. Sometimes this is done under PD rights, but sometimes it requires planning permission, such as extensions at the front or upwards. The consultations found support for parking availability to be considered during planning applications for extensions, again to reduce the prevalence of unplanned on-street parking.
84. Consultations also found concern about the lack of car parking at the Whiffler pub, with cars having now to park on surrounding streets.

Intention of the policy

85. 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.

⁹ Methodology. Interrogated 2021 parish census data to find out the number of cars/ vans owned and to find out the number of households. Divided the former by the latter to derive a ratio, which was 1.39 cars per household on average. This has increased slightly from 1.33 in 2011. Note that the 2021 analysis required separate interrogations of Hellesdon North-West and Hellesdon South-East. Interrogated parish census data to determine the housing mix in terms of bedrooms (so number and percentage of 1 bedroom homes, 2 bedroom homes etc). Between 2011 and 2021, this housing mix had changed very little, so we can reasonably assume it will remain fairly stable going forward (if anything household size is likely to reduce). Used the county council's 2022 parking standards to calculate the number of parking spaces that would result if used for the entire parish housing stock and using the 2021 housing mix data in terms of number of bedrooms. This found that the 2022 parking standards would result in 2.1 parking spaces per household on average. This is greater than the actual average car/ van ownership per household in 2021 but allows for on-going growth in car/ van ownership over the years.

Policy 4: Vehicle Parking

1. For new residential developments the following minimum car parking standards will be applied in accordance with Norfolk County Council's 'Parking Guidelines for new developments in Norfolk' (2022).

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

2. Garages do not count towards a parking space in residential development proposals.
3. Visitor parking on new residential developments should be in accordance with Norfolk County Council's 'Parking Guidelines for new developments in Norfolk' (2022) by providing 1 space for every 5 dwellings 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.
4. Further parking provision details should be in accordance with the Hellesdon Design Codes and Guidance Document (2024) and with Norfolk County Council's 'Parking Guidelines for new developments in Norfolk' (2022).
5. Any modifications, such as extensions, should not reduce the number of parking spaces on the site and if additional bedrooms are provided, then an appropriate number of car parking spaces will be needed.
6. Any planning application which would involve the removal of existing car parking spaces should ensure sufficient parking for the business remains or alternative parking is provided. In this way the policy could apply to any site where parking spaces are removed/lost.



ACCESSIBLE PLAY SPACES

86. The NPPF requires local authorities to plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments. It emphasises the need for communities to have access to high quality open space, and of recreation as an important contributor to health and well-being. Policy RL1 on formal recreational space in the Broadland Local Plan sets out the requirement of 2.02ha per 1,000 population of formal recreational space for developments consisting of five dwellings or more. However, this is applied flexibly considering local circumstances. Sometimes it will be required on-site whilst in other circumstances it will be required off site, or improvements to existing facilities will be required.
87. There is also guidance¹⁰ that sets out where play areas should be delivered so that they are well-located to housing and pedestrian routes and overlooked by houses to ensure informal surveillance.
88. Whilst this framework should deliver the formal recreational spaces that are well-located, it does not set out how they are made accessible for all. Everyone has a right to play and so playgrounds should be inclusive for all, regardless of ability or disability, so that families and friends with different access needs can play alongside each other in public spaces.
89. These spaces typically feature play equipment and surfaces that can be used by people with disabilities, such as wheelchair-accessible ramps, transfer stations, and sensory-friendly play elements. Inclusive play areas also often incorporate playground features like quiet zones, auditory and visual therapies, and adaptive swings and slides. By providing equal opportunities for play, these spaces foster a sense of community and promote social inclusion for all individuals.
90. The number of children with special educational needs and disabilities (SEND) in Norfolk has increased significantly in recent years. The number of pupils with SEND in Norfolk has increased by 14% over the past five years, which is comparable to the increase in England and East of England. The number of children in Norfolk schools requiring support for SEND increased from 18,994 in 2018/19 to 24,825 in 2023/24. This indicates an increasing need to cater for children with special educational needs and disabilities outside of the school too.
91. The quality of equipment is also something which must be considered. Residents in the NP consultation mentioned the importance of needing such equipment to be of a high quality to maximise life expectancy to a minimum of 15 years and to minimise the need for maintenance. The climate and usage of equipment also should play a role in the materials considered for proposals.

Intention of the policy

92. The aim is to ensure that all children, regardless of circumstances or ability, can use and enjoy the play areas in the parish and mix with other children. Play area should include high quality equipment using appropriate materials which endure our climate and usage among children with little maintenance and a realistic life expectancy such as 10+ years.

¹⁰ Recreational provision in residential developments SPD (2016) – Broadland District Council

Policy 5: Accessible Play Spaces

1. 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.
2. New formal play equipment must be of high quality and proposals should consider which materials will provide the best life expectancy for usage with minimal maintenance.
3. 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:
 - Accessibility;
 - Multi-Sensory; and
 - Supporting Infrastructure.
4. It would be helpful if planning applications include a statement of Inclusive and Accessible Play to explain how the needs will be met.



HOUSING FOR PEOPLE

93. As with elsewhere in the UK, affordability of housing is a key issue. The NPPF puts emphasis on Local Plans to identify the amount of affordable housing needed. It also requires Local Plans to provide a mix of property types and sizes and a variety of affordable housing tenures, as well as meeting the needs of all groups in the community. The GNLP Policy 5 (Homes) sets out a minimum requirement for 33% of new homes to be affordable housing on major housing schemes and that this should be for a mix of tenures (such as affordable rent, social rent, routes to home ownership etc).
94. Policy 5 of the GNLP also supports a mix of housing types to meet the varied needs of the community, and it particularly supports housing schemes that are aimed at older people, including specialist housing options such as supported housing, but also requiring at least 20% of new homes on major housing schemes to be built to Building Regulation M4(2) standard which means it is adaptable and accessible and so suitable for people with limited mobility (such as in a wheelchair). Policy 5 in the GNLP therefore covers most issues.
95. Unlike many of Norfolk's more remote rural villages, the housing allocations in Hellesdon are not aimed simply at meeting the needs of the parish of Hellesdon, but at helping to meet the housing needs of Greater Norwich. Although this is sensible given the proximity of Hellesdon to Norwich, it does limit the extent to which a policy in the NP can focus on meeting identified housing needs in the parish. For example, affordable housing is looked at strategically, so across the whole Greater Norwich area, rather than at the parish level.
96. A Housing Needs Assessment (HNA) was carried out for Hellesdon NP by AECOM in 2024¹¹. The findings suggest that:
- Affordability of open market housing is an issue, as it is everywhere, but this is perhaps made worse in Hellesdon by the housing stock comprising a disproportionately high number of three-bedroomed homes.
 - In recent years, the proportion of homes of four bedrooms has increased, and this is in line with an increasing need for four bedroomed homes.
 - There is a particular shortage of one-bedroomed dwellings.
 - There is a higher proportion of people in the older age groups compared to elsewhere and many of them live in homes that are under-occupied (for example, a single person living in a three-bedroomed house).
 - 45% of housing is in the form of bungalows – significantly higher than the district average. While this caters to those with mild mobility limitations, bungalows may not be able to serve the more specialist needs that emerge as people age. Indeed, the evidence suggests that there will be a significant need for specialist accommodation.
97. The HNA (2024) focused on affordability and housing mix. In this assessment the need for affordable housing in Hellesdon was worked out by looking at the figures for Broadland LHNA (2021). The HNA (2024) suggested that when the LHNA figures are pro-rated to Hellesdon based on its fair share of the population (8.4% of the district's population (2021 Census data), this equates to 8 homes per annum or 120 over the Neighbourhood Plan period (2024-2039). This can be broken down into the need for 5.5 affordable rented homes and 2.5 affordable home ownership dwellings per year for Hellesdon. The estimated delivery of affordable housing in

¹¹ [Hellesdon HNA Report Locality final.docx](#)

Hellesdon was worked out in the HNA (2024) to be 379 affordable homes, based on the Local Plan allocations and target commitments, which is over three times the pro-rated LHNA estimate potential demand for 120 affordable dwellings over the Neighbourhood Plan period (2024 to 2039). This may be a result of Hellesdon's strategic location within Broadland district and the Local Plan's intention to deliver housing in the Norwich urban area. This then suggests that the allocated housing sites in Hellesdon should deliver more affordable housing than is required to meet the specific needs of Hellesdon.

98. However, whilst the HNA (2024) estimates that allocated housing sites and commitments should deliver affordable housing in Hellesdon to meet the needs of the parish, this may not be the reality. There have been sites in recent years coming forward which have not been meeting the affordable housing requirement providing either zero or reduced units due to viability. If all commitments in Hellesdon started to claim viability is the reason affordable housing cannot be provided on site, then Hellesdon residents and those within the Greater Norwich area will be at a disadvantage.
99. For housing mix and types, the HNA (2024) uses a life-stage modelling process to determine likely dwelling mix needed for the future in Hellesdon. The life stage (age) of households is strongly correlated with the size of home they tend to occupy. The occupation data is only available at the Local Authority level rather than parish specific, so there could be different preferences, but this is a recognised approach. The projected distributions of households by age in Hellesdon is considered to increase for age groups 65 years and higher moving forward to 2039 rather than younger age groups.
100. The modelling exercise recommends a suggested mix of dwelling sizes to 2039 to meet projected population requirements as shown in **Figure 5**. In terms of new housing, whilst the requirement, to meet the suggested mix is from all types of bedrooms, as stated earlier the HNA (2024) did find that Hellesdon already has a high proportion of three bedroomed homes and the proportion of four bedrooms homes has also increased in recent years.

Figure 5-Suggested dwelling size mix to 2039 in Hellesdon (AECOM Calculations, HNA, 2024)

Number of bedrooms	Current mix (2011)	Suggested mix (2039)	Balance of new housing to reach suggested mix
1 bedroom	4.3%	5.3%	9.1%
2 bedrooms	27.3%	26.8%	24.7%
3 bedrooms	53.1%	45.3%	16.7%
4 bedrooms	12.7%	18.3%	38.8%
5+ bedrooms	2.5%	4.3%	10.6%

101. Considering these findings, it may be appropriate for new dwellings in Hellesdon to contribute toward the creation of more variety and a better balance in the current dwelling stock, by offering a range of dwelling types and sizes, with prioritisation of smaller dwellings overall to widen choice and meet housing needs. Policy 1 has set a percentage of 40% for one to two bedrooms in new residential open market housing on windfall sites and non-strategic housing proposals (allocations). The HNA (2024) in Para 5.31 states that one approach the NP could take is to combine the size categories and allow for greater flexibility between them, for example by requiring 40% of new homes to have 1-2 bedrooms rather than specifying

percentages for each.

102. It is considered that setting the percentage to 40% for one to two bedrooms in new residential open market housing would help bring forwards more smaller housing stock, since there is already a high proportion of 3 bedrooms in Hellesdon making up over 50% of the housing stock, and it is expected that the population will continue to age meaning people may wish to downsize or find smaller homes.
103. Furthermore, although the GNLP provides support for specialist housing types for older people¹², this does have caveats, so strong support for this accommodation type can be emphasised in the NP.

Intention of the policy

104. The purpose of this 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.

Policy 6: Housing for People

1. Housing proposals will need to reflect local housing need by providing a mix of housing types and sizes using the best available and proportionate evidence. The Hellesdon Housing Needs Assessment (2024), and assessments covering the wider needs of Greater Norwich, will be acceptable evidence unless more up to date evidence becomes available.
2. New residential open market housing will need to ensure these meet the minimum spaces standards as required by the Greater Norwich Local Plan. Smaller open market dwellings should be provided as a mix of property types including houses, flats and bungalows wherever possible.
3. New residential open market housing within non-strategic housing proposals and windfall development should offer a housing mix whereby at least 40% of homes are two bedrooms or fewer unless evidence is provided either showing there is no longer such a local need for smaller dwellings, or the scheme is made unviable.
4. Proposals for specialist housing options for older people will be supported unless there is significant unacceptable harm to other policies in the development plan.

¹² Specialist housing for older people: a wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age groups. This could include residential institutions, sheltered housing, extra care housing, retirement housing and a range of other potential types of housing which has been designed and built to serve the needs of older people, including often providing care or other additional services.



Policies for specific places

IMPORTANT VIEWS

105. The NPPF indicates that planning policies and decisions should protect and enhance valued landscapes recognising the intrinsic character and beauty of the countryside.

106. There are a couple of specific views and vistas within Hellesdon that are of particular importance to the local community. Building on national and Local Planning policy, the Hellesdon NP identifies these, provides justification for their significance, and seeks to protect them for future enjoyment.

107. Residents and the steering group identified particularly special views as part of the NP consultation and development. The views considered and assessed were:

- V1 View from Drayton High Road, opposite the junction of Drayton Wood Road; and
- V2: View from Low Road opposite the entrance to Wensum Mount business centre

108. These are shown below in Figure 6.

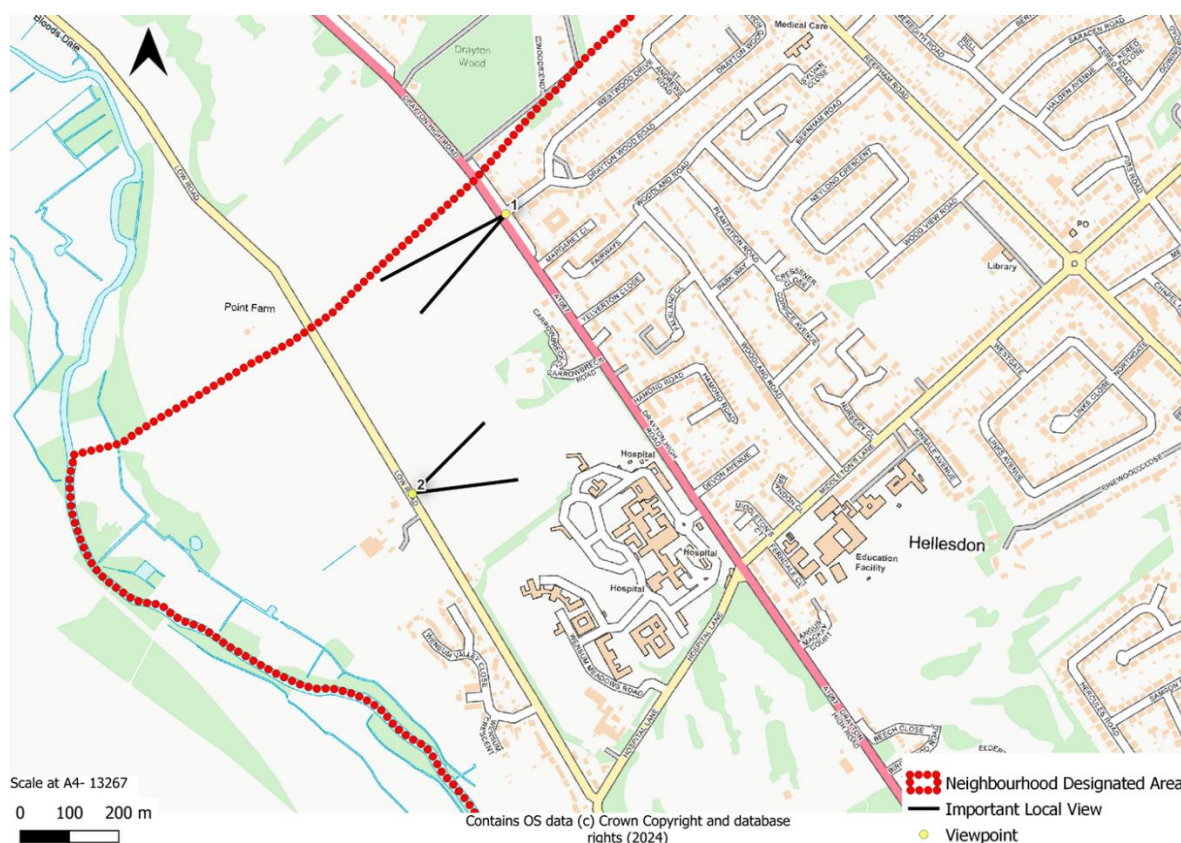


Figure 6: Location of Important Views

109. All views were reviewed by the steering group, when further evidence and photos were gathered to determine whether they should be included. The views depict a sense of place,

context and openness. The latter is especially important for the parish, most of which is built-up, meaning the remaining views of open countryside are invaluable and important to the local area.

110. Just two views are identified for protection under Policy 7. The evidence to support their inclusion is contained within the Hellesdon NP Views Assessment Document. The views are identified in Figure 6 and also shown at the Policies Map at Appendix A.

111. Hellesdon is a very built-up parish and access to and meaningful engagement with green space and landscape is known to be good for mental health and well-being¹³. It is therefore very important that the small number of open views are retained.



V1: View from Drayton High Road, opposite the junction of Drayton Wood Road



V2: View from Low Road opposite the entrance to Wensum Mount business centre

¹³ Mental health: how living in the city and country compare (Understanding Society – The UK Household Longitudinal Study). 2023

Intention of the policy

112. There are very 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.

Policy 7: Protection of Important Views

1. The views identified in **Figure 6** and described in the Hellesdon Neighbourhood Plan Views Assessment Document are important public local views in Hellesdon.
2. 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.



LOCAL GREEN SPACES

113. This is a new policy area for the Hellesdon NP.
114. A report in March 2020 (Sport and Open Space Needs Assessment for Hellesdon) followed after the 2017 NP was 'made'. This found that applying the standards contained in the Greater Norwich Development Partnership's 'The Greater Norwich GI and Recreational Open Space Topic Paper' (2011), Hellesdon should have 37.23ha of publicly accessible green space of all types, whereas it actually has 17.15ha, which is less than 50%.
115. The imminent loss of the Jarrolds site for development is also a factor as is the loss of the golf course for housing. The latter did include a significant amount of green space being allocated in the Broadland Local Plan 2016. The GNLP, however, shows this as being for housing and so this has been lost from the planning process. Nevertheless, these facts suggest the need to protect what Local Green Spaces (LGS) remain in the parish.
116. The NPPF sets out that specific areas of land that are demonstrably special to the local community may be protected against development through designation as LGS. These are often found within the built-up area and contribute to the character of a settlement. These can vary in size, shape, location, ownership and use, but such spaces will have some form of value to the community and help define what makes that specific settlement what it is.
117. The LGS designation should only be used where the green space is in accordance with NPPF (December 2024):
- a) *in reasonably close proximity to the community it serves;*
 - b) *demonstrably special to a local community and have particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - c) *local in character and is not an extensive tract of land.*
118. Policies for managing development within a LGS should be consistent with those for Green Belts. A robust process has been followed to determine which green spaces in Hellesdon should be designated:
- Initial ideas were suggested by the steering group and included in the survey, asking respondents whether or not they agreed.
 - Other ideas were suggested by residents as part of consultation activities. This included asking people to identify important green spaces on a large map at the consultation days and to suggest sites as part of the survey. There is clear strong support for protecting green spaces.
 - These suggestions were reviewed by the steering group, with each potential LGS visited.
 - Detailed information on each of the potential LGS was gathered, including information from Norfolk Biodiversity Information Service and Norfolk Wildlife Trust
 - An assessment against the national criteria for LGS was made for each of the potential spaces.
 - Landowners were contacted to make them aware that their land was being considered for LGS designation.
 - A final decision was made by the steering group as to which green spaces to designate.

119. The Hellesdon NP designates 13 LGSs for protection which are identified in Figures 7 to 10, and on the Policies Map in Appendix A. These LGSs are important not only for the wildlife they support, but also by providing significant quality of life benefits to residents, for example through encouraging recreation. Justification for each LGS is found in Hellesdon NP Local Green Space Assessment along with further maps and photographs.
120. There is a desire to increase the provision of green open spaces in the Parish and GI should be provided with new development. The requirements for recreational space provision for new developments are covered in the Broadland Local Plan (Policy EN3), setting out how much is required, with further detail in BDC's Recreation Provision in Residential Development Supplementary Planning Document. Further information is provided in the Hellesdon Design Codes and Guidance.

Intention of the policy

121. The aim as a minimum is to protect those green spaces that are important and have value for 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.

Policy 8: Local Green Spaces

1. The areas listed below and shown in **Figure 7** are designated as Local Green Spaces:
 - 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. Land at 18th Norwich (1st Hellesdon) Scout Group – Kinsale Avenue / Rear of Pinewood Close
2. 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.

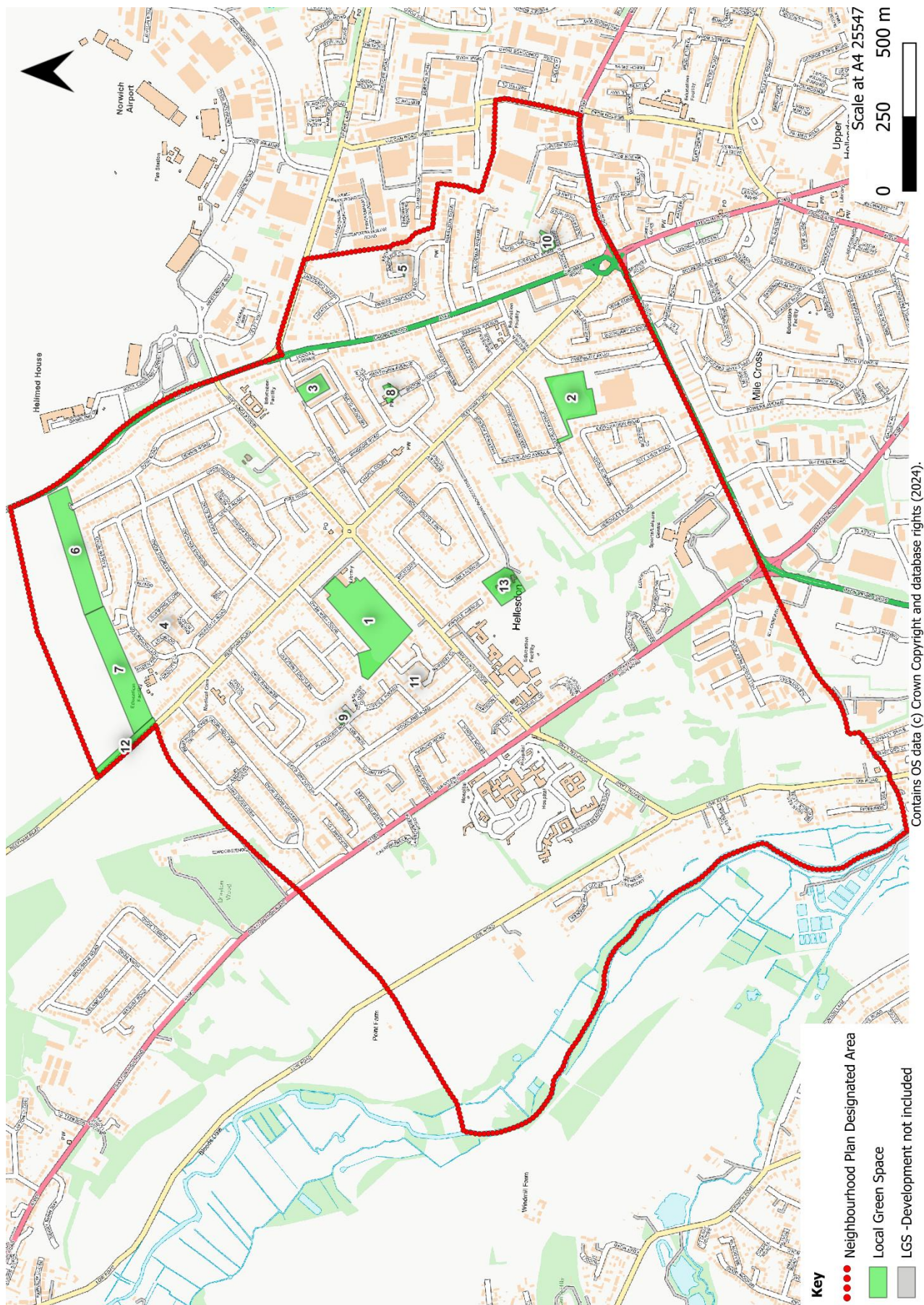


Figure 7: Local Green Spaces



Figure 8- Local Green Spaces 4,6,7 and 12

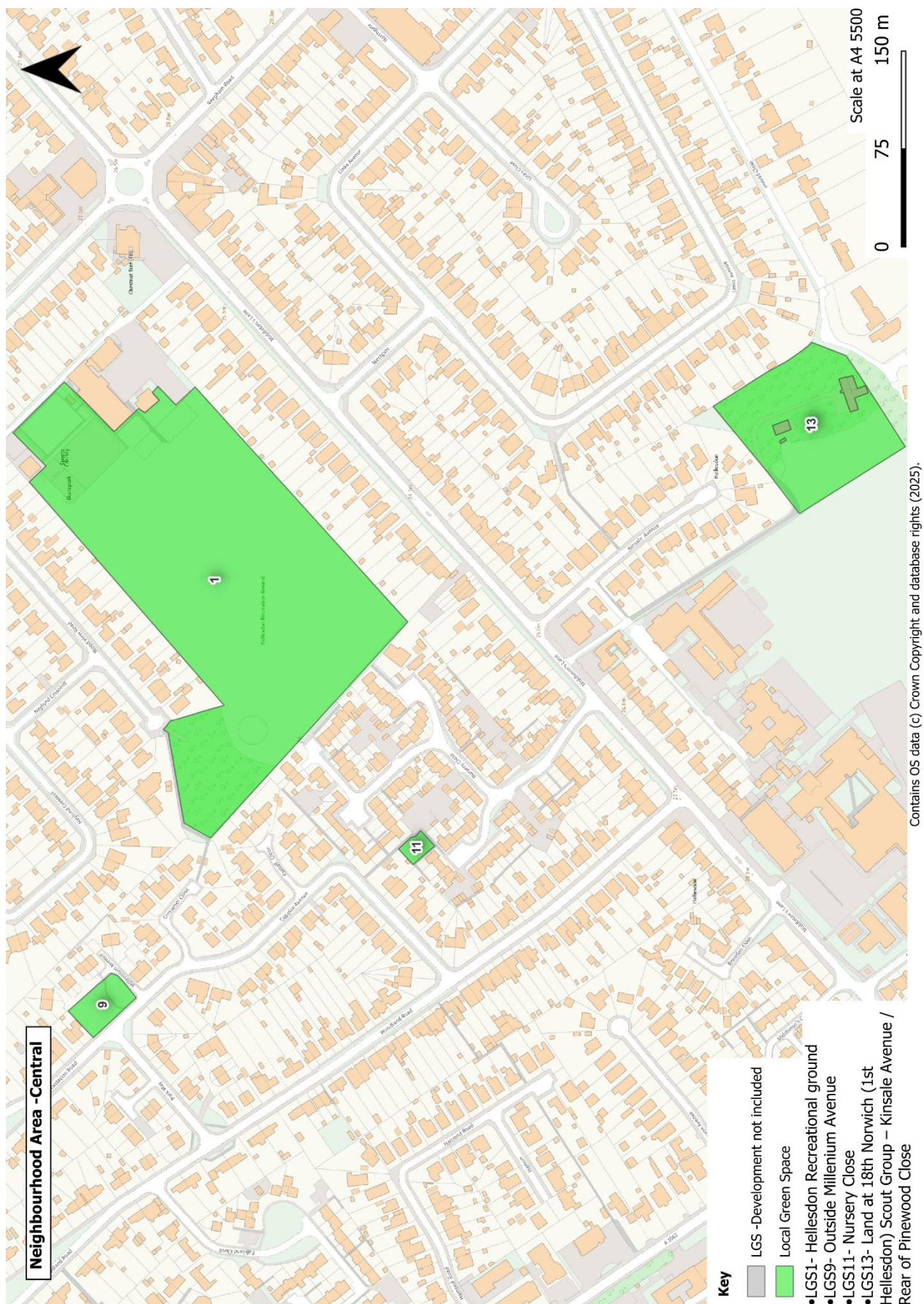


Figure 9- Local Green Spaces 1, 9, 11 and 13

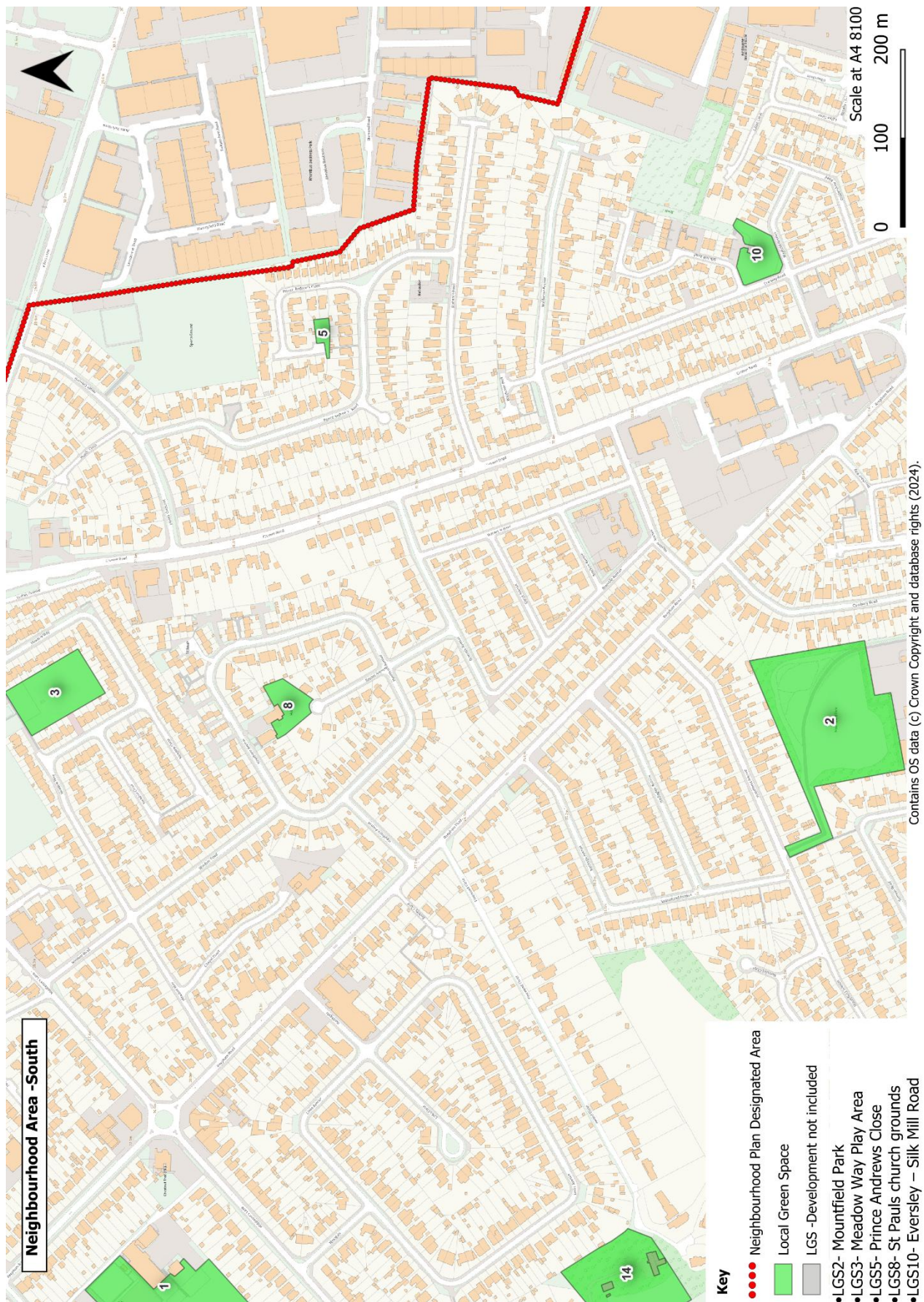


Figure 10- Local Green Spaces 2,3,5,8 and 10



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COMMUNITY FACILITIES AND LOCAL SERVICES

122. Hellesdon is identified as a fringe parish that is part of the Norwich Urban Area in the GNLP, Policy 7.1. Norwich and the fringe parishes will be the area's major focus for jobs, homes, and service development to enhance its regional centre role and to promote major regeneration.
123. Regarding health and wellbeing, Hellesdon has several local services which provide health care to residents. This includes Castle and Costa Dentist, Hellesdon dental care and Together Dental Norwich, Total Care Pharmacy, Hellesdon medical practice and the Kingfisher Mother and Baby Unity Hospital. It is considered that Hellesdon medical practice (also known as the surgery) is oversubscribed with waiting times for appointments. The medical practice has outgrown its site in terms of parking. However, the practice itself indicates this is not a problem.
124. In initial consultations with residents in 2024 people wished to see improvements made to existing medical facilities or the creation of new ones. Residents were asked what new facilities they wished to see come forward in Hellesdon and several ideas were put forward to support individuals' physical health and mental wellbeing. The list included facilities which already exist including a doctor's surgery, pharmacy, dentist, community park, play areas and exercise equipment in parks. Having these ideas put forward suggests that the current facilities available may need to be extended or improved for residents.
125. As well as this people wished to see in Hellesdon a health clinic, a mental health drop-in support centre, a men's shed, gym and health spa, fitness and sporting centres and a swimming pool. These ideas were also relisted in the consultation when residents were asked what facilities they would like to see come forward on brownfield land in Hellesdon such as at the land at the junction of the outer road/A140 where there was previously an Indian restaurant and Jaguar showroom. Having this feedback shows that physical and mental health and wellbeing facilities are important to residents in Hellesdon and people would like to see in time more options come forward in the area.
126. In Hellesdon, there are educational facilities supporting children from nursery age to high school. This includes Hellesdon High School, Kinsale Infant School, Kinsale Junior School, Arden Grove Infant and Nursery School and Heather Avenue Infant School.
127. The parish has a wide range of facilities for all ages. This includes community facilities which allow different community groups to come together to form friendships and take part in different community activities and clubs. Different halls within Hellesdon are available for hire from different groups and are well used by the local schools. Below is a list of facilities available in Hellesdon:
- Hellesdon community centre¹⁴
 - The library
 - Post office
 - Hellesdon Parish Hall¹⁵
 - Meadow Way Chapel¹⁶

¹⁴ [Community Centre - Hellesdon Parish Council](#)

¹⁵ [Hellesdon Parish Hall - Hall for hire in Hellesdon](#)

¹⁶ [Gateway Vineyard Church | Norwich](#)

- Oddfellows Hall¹⁷
- St Pauls Hellesdon Parish Church¹⁸
- St Mary's Church which includes an extension on the site with a meeting room used for coffee mornings and knit and natter¹⁹.
- Scout Huts North of Middleton's Lane (2nd Hellesdon) and South of Middleton's Lane (1st Hellesdon)²⁰
- The Bull and Whiffler public houses

128. There are also play parks and other areas of open space, but this policy area is essentially concerned with buildings. There is existing local policy on protecting existing community services. Policy CSU2 in the Broadland Local Plan does this and it says that the loss of community facilities should be avoided and their loss should be exceptional, justified only by demonstrating that it is no longer viable and cannot be made viable. Furthermore, Policy CSU1 of the Local Plan is a general policy that supports new community facilities.

129. There are limits as to what can be protected. PD rights allow many types of service that people would think of as community facilities to change to some other use without needing planning permission, such as medical and health care, nurseries, and dentists. Although broadly covered by existing policy or PD rights, the NP can provide clarity on what community facilities should be afforded the policy protection that is in local and national policy.

130. The existing local services within Hellesdon are valued by residents and retaining these are important, including the social interactions that are afforded by the facilities and services, and the sense of community. People would like to see more facilities, such as somewhere for younger people, a banking hub, and for more leisure and social activities.

131. In response to comments raised during community engagement, the Parish Council recognises strong local concern about access to health services and the capacity of existing medical facilities. Although the Neighbourhood Plan cannot require the delivery of new GP or healthcare provision, it fully supports proposals for expanded or additional medical facilities within the parish. Such facilities play a vital role in community wellbeing and will be welcomed where they accord with wider planning policies and can be accommodated safely and sustainably.

Intention of the policy

132. The Hellesdon NP will afford protection for some existing community facilities via Policy 9. 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.

¹⁷ [About the Oddfellows friendly society](#)

¹⁸ [Hellesdon: St Paul - A Church Near You](#)

¹⁹ [Hellesdon: St Mary - A Church Near You](#)

²⁰ [18th Norwich \(1st Hellesdon\) ELO / Northern Norwich Scouts / Skills For Life for all through Scouting in Norwich and 2nd Hellesdon / Northern Norwich Scouts / Skills For Life for all through Scouting in Norwich](#)

Policy 9: Community Facilities

1. The following are designated as community facilities to benefit from the protection provided by Policy CSU2 of the Broadland Development Management Document (DPD) 2015. These are shown in **Figure 13**.
 - CF1. Community Centre and Changing Rooms
 - CF2. Library
 - CF3. Public toilets
 - CF4. Post office
 - CF5. Parish Hall
 - CF6. St Pauls Church
 - CF7. 2nd Hellesdon Scout Hut, North of Middleton's Lane
 - CF8 1st Hellesdon Scout Hut, South of Middleton's Lane and West of Kinsale Avenue
 - CF9. Meadow Way Chapel
 - CF10. Oddfellows Hall, 113A Reepham Road
 - CF11. St Mary's Church
2. Proposals for additional facilities are supported in line with Policy CSU1 of the Broadland DPD 2015, especially the following:
 - a. Banking hub
 - b. New post office if existing one is lost
 - c. Facilities that provide for younger people
 - d. Facilities that provide new social and leisure opportunities
 - e. New high-quality additional buildings or extensions to existing schools to cater for an increase in school demand.
3. Proposals for new or expanded medical facilities will also be supported where they comply with other development plan policies and demonstrate that they meet an identified local need.

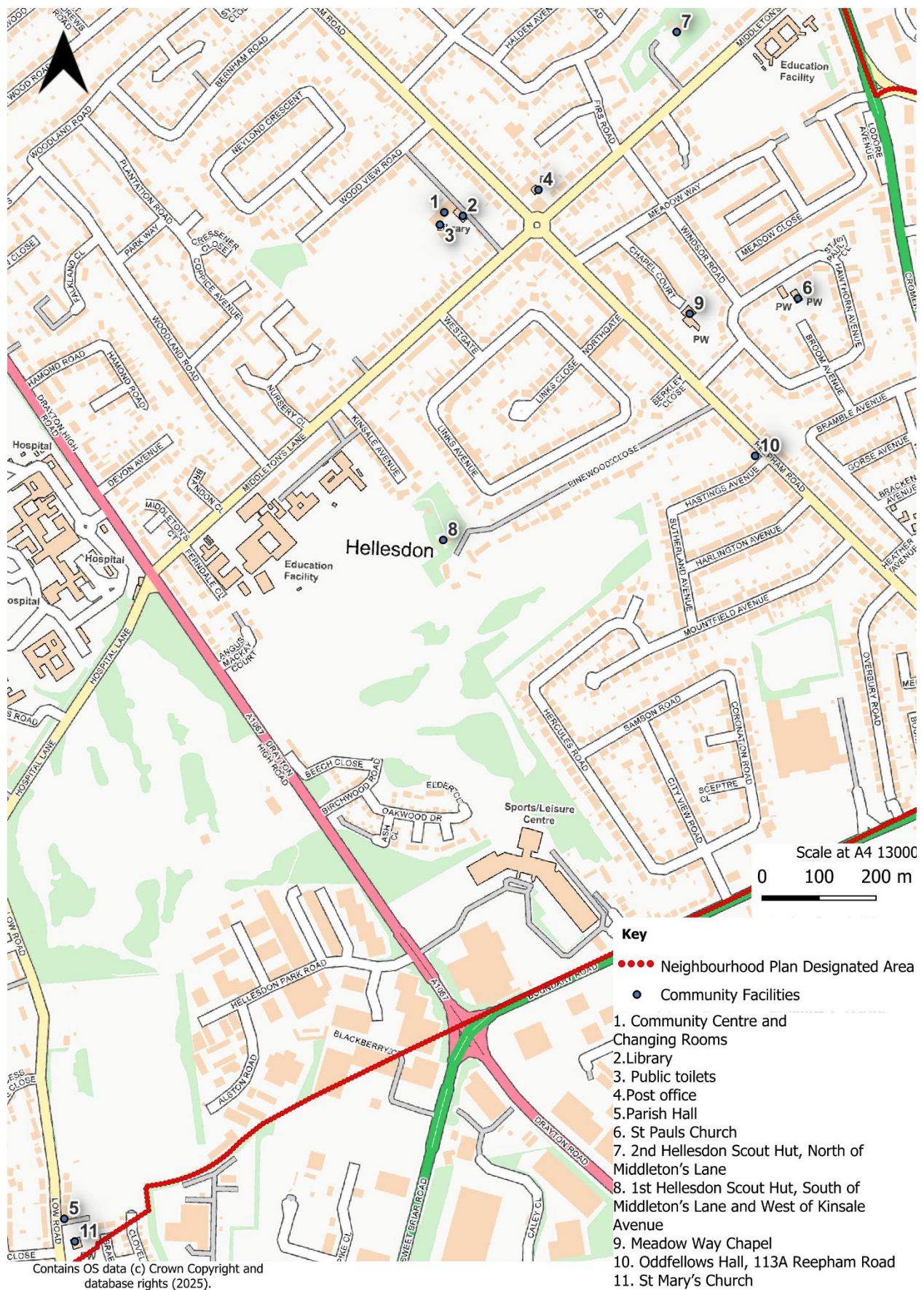


Figure 11: Community Facilities



BUILDINGS OF LOCAL IMPORTANCE

133. Records indicate human settlement in the parish dates back to the prehistoric age period. Despite the local ancient history, Hellesdon is a relatively new community with most of the buildings not being especially old. As a result of Hellesdon's young age, there are very few buildings or structures located within the Plan area over 100 years old. Reflecting this there is only one listed building (St Mary's Church) and two listed structures within the Plan area (Cross in St Mary's Churchyard and Wayside Cross on the corner of Boundary Road and the A1067). However, the relative lack of nationally listed buildings does not mean that there aren't buildings that are architecturally interesting or socially meaningful and merit some level of protection.
134. Consultation and research consistently highlighted strong positive feelings towards a number of buildings in the parish, such as for The Bull pub on the corner of Reepham Road and Middleton's Lane and older parts of Hellesdon Hospital that front onto Drayton High Road; parts of this complex were the first buildings in Hellesdon away from the river, appearing on 1870s maps of the area. Research highlighted that St Paul's Church on Hawthorne Avenue has been described as the most unusual church in Norwich because of its semi-circular brick masking its main bulk, a dark green corrugated iron Nissen hut. Whilst it is entirely utilitarian, it is an unusual and attractive building and contains an important window produced by the William Morris workshop in London.
135. The NPPF does provide some protection for non-designated heritage assets (NDHA), setting out that, *"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."* Policy 3 of the GNLP alludes to this.
136. There is no need to repeat this wording in Policy 10 below. However, it is always helpful to provide clarity as to which buildings and structures should fall under this protection, and Policy 10 does just this, setting out those that are Non-Designated Heritage Assets. These have been assessed against the criteria used for locally listing buildings and further details including maps and photos are set out in the Hellesdon NDHA Assessment. The assets are shown in Figures 14 to 16 overleaf.

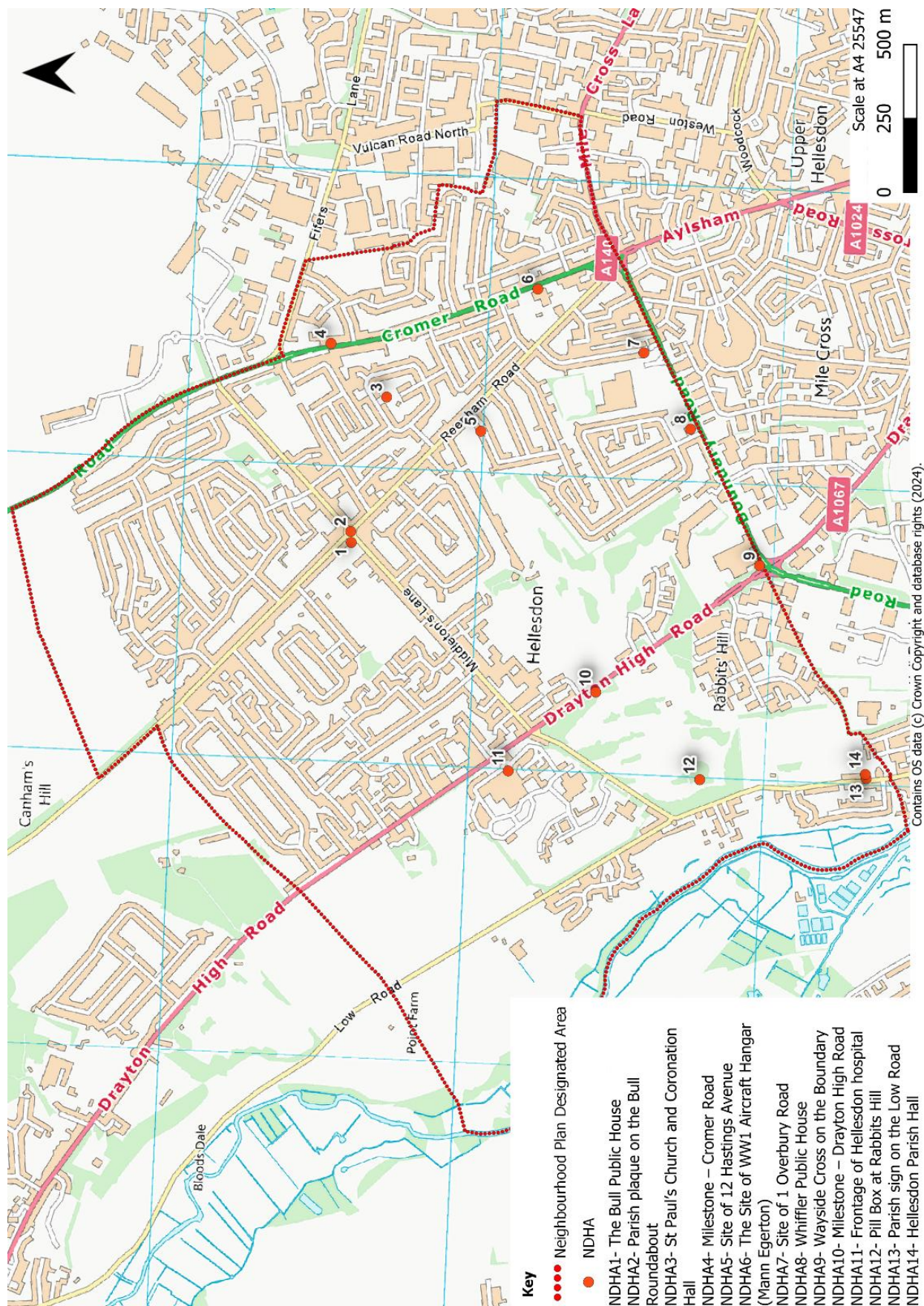
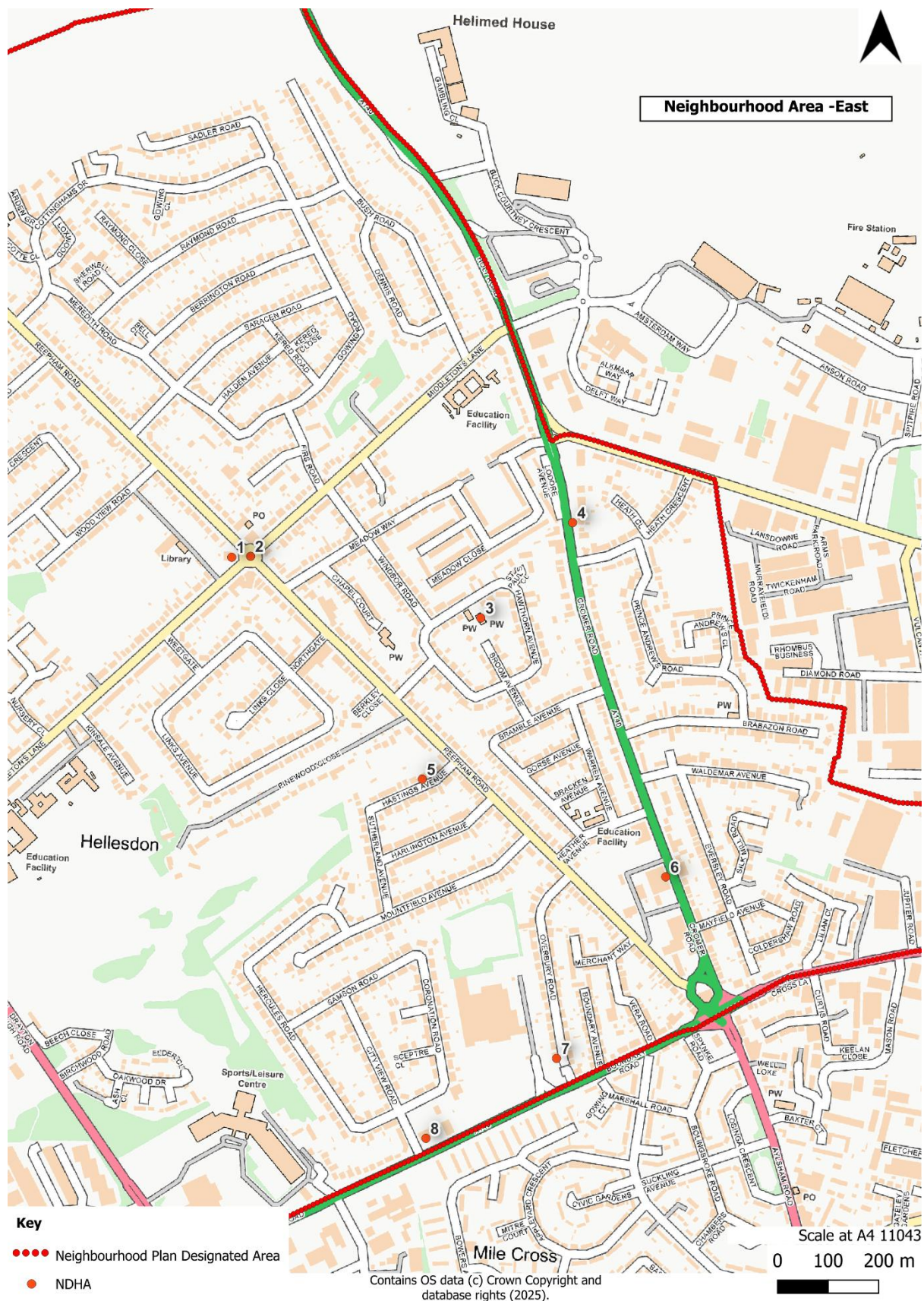


Figure 12: Non-Designated Heritage Assets



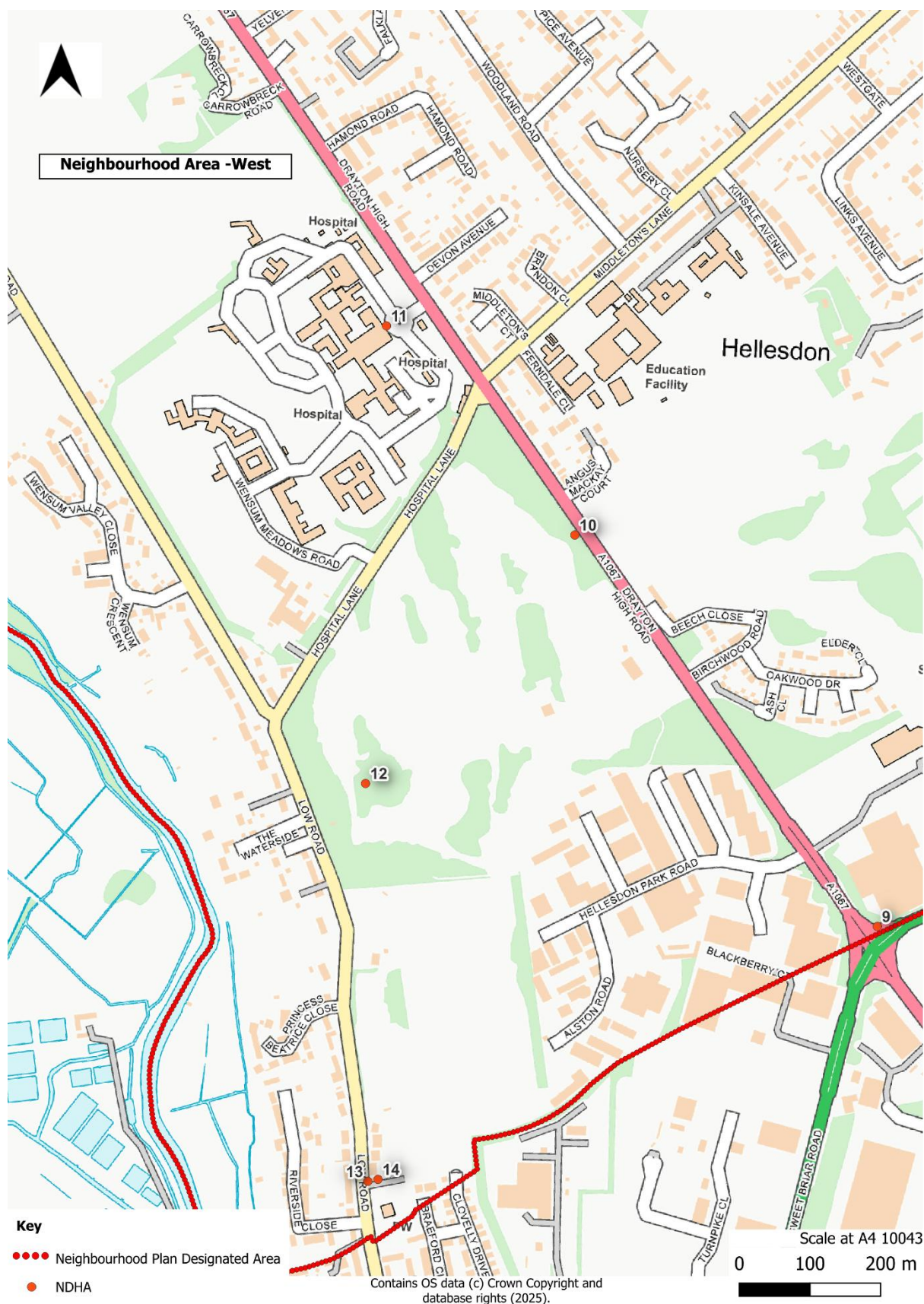


Figure 14: Non-Designated Heritage Assets Maps - West

Intention of the policy

137. There is potential for future development to impact on buildings of interest or that might be considered as being non-designated heritage assets. 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.

Policy 10: Non-Designated Heritage Assets

1. The following are Non-Designated Heritage Assets and should benefit from protection in accordance with the National Planning Policy Framework and Policy 3 of the Greater Norwich Local Plan:

- NDHA1- The Bull Public House
- NDHA2- Parish sign on the Bull Roundabout
- NDHA3- St Paul's Church and Coronation Hall
- NDHA4- Milestone – Cromer Road, outside number 156
- NDHA5- Site of plane crash in 1944 at 12 Hastings Avenue
- 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

These assets are shown in **Figures 12 to 14**.



Community projects

138. The previous section sets out the planning policies that will be used when assessing development proposals in Hellesdon. This section identifies a small number of community-led projects that are not planning policies but represent aspirations that the Parish Council and its partners will seek to deliver during the lifetime of the Plan.

139. These projects emerged through community consultation, the Regulation 14 responses, and subsequent steering group discussion. They align with the objectives of the Plan and the priorities of the community. Projects are not subject to planning control but may be supported through the Community Infrastructure Levy (CIL), Parish Council budgets, external grant funding, or partnership working.

Project 1: Enhanced Parks and Open Spaces

140. The Parish Council will continue to improve the play areas and open spaces under its management, ensuring that these are attractive, accessible, safe, and inclusive for all users. Key actions include:

- Upgrading equipment to be inclusive, durable (minimum 15-year lifespan) and stimulating for different age groups.
- Improving entrances, signage and fencing to create welcoming environments.
- Introducing planting, biodiversity features, and natural play opportunities where appropriate.

141. This is considered a medium-term project and could be funded in part through CIL and external grants.

Project 2: Extension of the Community Centre

142. A planning permission already exists for the extension of Hellesdon Community Centre. This remains the Parish's number one infrastructure priority, responding to strong local demand for more bookable community space, changing facilities, and inclusive design. The extended facility will:

- Provide flexible meeting rooms and social spaces.
- Incorporate accessible toilets and changing facilities.
- Explore opportunities for a community café or social hub.

143. Delivery is expected to be long-term, subject to available CIL funds and match funding.

Project 3: Cycle Parking and Active Travel Infrastructure

144. The Parish Council seeks to improve the quality, security, and availability of cycle parking across key community sites including:

- Hellesdon Community Centre and Diamond Jubilee Lodge.
- Bush Road allotments.
- Local parks and play spaces.

145. New facilities will incorporate secure design, shelter, and where feasible, green roofs or pollinator-friendly planting, as suggested by the Norfolk Wildlife Trust. This is a short-term project and is expected to be CIL-funded and deliverable early in the Plan period.

Project 4: Inclusive Sports and Changing Provision (merged former Projects 6 & 7)

146. Future sports and recreation developments should provide for everyone, including accessible “Changing Places” toilets and inclusive changing facilities. Where new sports buildings or refurbishments are undertaken, provision will include:
- Fully accessible changing rooms with hoists and benches.
 - Separate facilities for male, female and non-binary players and officials.
 - Integration of inclusive design principles across all parish sports assets.
147. This is a long-term project, forming part of the wider community centre and recreation enhancement programme.

Project 5: Pollinator Corridors (B-Lines Project)

148. Hellesdon lies within the Norfolk B-Lines network²¹ — a national initiative to link flower-rich habitats. The Parish Council will explore opportunities to:
- Plant wildflower verges and pollinator-friendly species.
 - Work with local schools, community groups and the Norfolk Wildlife Trust.
 - Encourage front-garden and verge planting through community campaigns such as Hellesdon in Bloom.
149. This is a medium-term project and may be delivered collaboratively with neighbouring parishes and biodiversity partners.

Funding and Delivery Priorities

Project	Funding Source / Delivery Route	Indicative Priority	Indicative Timescale
1. Enhanced Parks and Open Spaces	CIL, external grants, Parish Council budget	Medium Priority	Medium Term
2. Extension of the Community Centre	CIL (primary), external funding, Parish Council	Highest Priority	Long Term
3. Cycle Parking & Active Travel	CIL (short-term allocation), sponsorship	Short-term Priority	Short Term
4. Inclusive Sports & Changing Provision	CIL, grants, partnership with sports clubs	Long-Term Priority (linked with Project 2)	Long Term
5. Pollinator Corridors (B-Lines)	Parish Council, grants, partnership projects	Medium Priority	Medium Term

²¹ [B-Lines - Buglife](#)

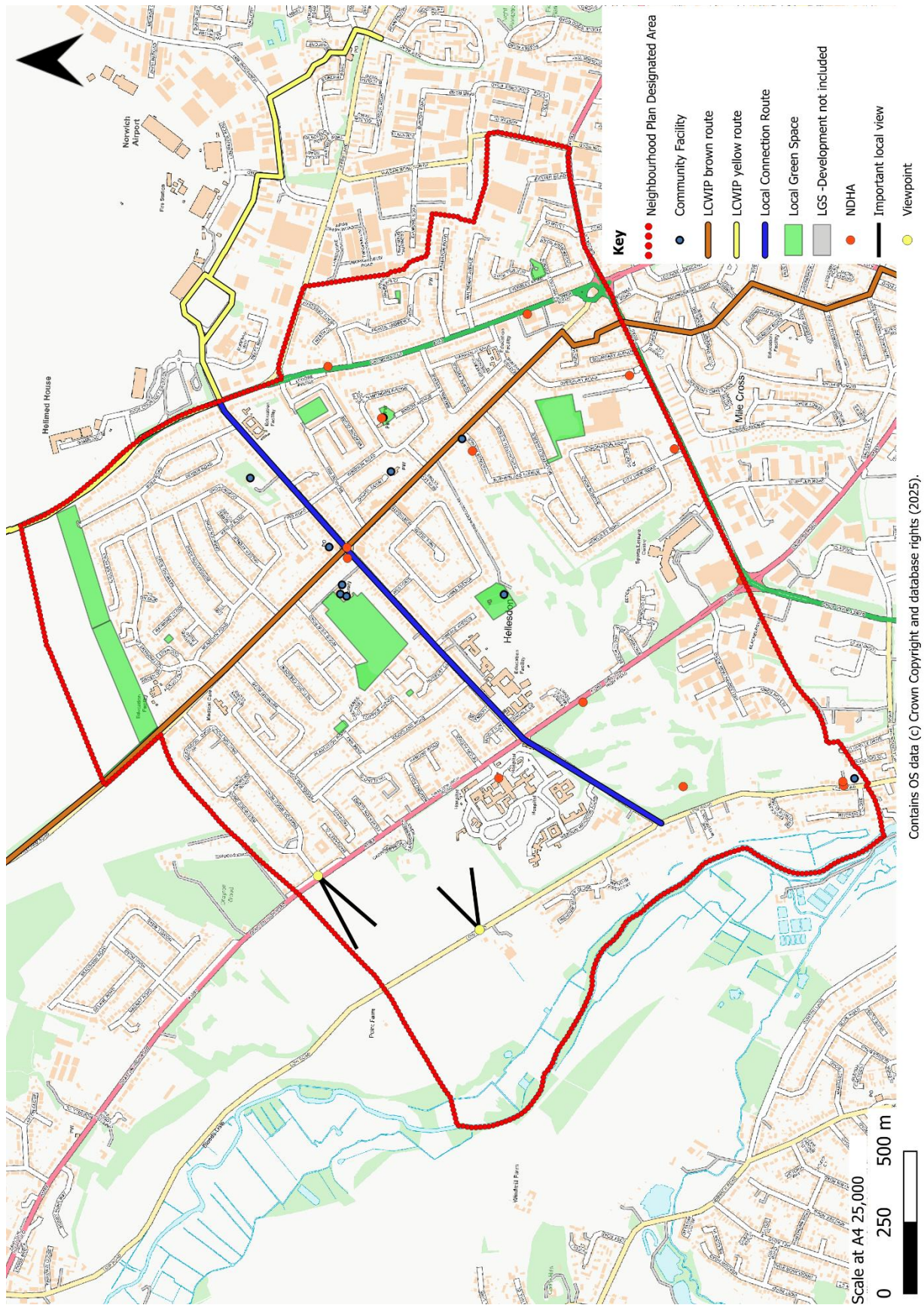


Monitoring, review, and implementation

150. Hellesdon Parish Council will take responsibility for monitoring the effectiveness of the Neighbourhood Plan. This will be undertaken annually by capturing the outcome of planning applications determined by Broadland District Council.
151. A monitoring spreadsheet, similar to that recommended by Locality²² will be used. This considers how effective each policy has been in both influencing the outcome of decisions and any conditions applied to development that is permitted.
152. The Plan was prepared with reference to the Greater Norwich Local Plan (GNLP) and Broadland Local Plan Documents. The Neighbourhood Plan will be reviewed should the adoption of an emerging Local Plan necessitate such a review, in order that the Plan remains in conformity with the relevant strategic policies of the Local Plan. Similarly, the Plan will be reviewed should any changes in national policies necessitate revisions to the Plan's policies.
153. Additionally, the Parish Council will monitor the effectiveness of the policies within the Plan. The monitoring will be undertaken on an annual basis, and a decision can be made whether this requires a review of the Plan.

²² [How to implement, monitor, and review your made neighbourhood plan - Locality Neighbourhood Planning](#)

Appendix 1: Policies Map



Appendix B: Glossary of Terms and Acronyms

AECOM – A technical consultancy commissioned by Locality to prepare the Hellesdon Design Codes and Guidance (2024).

Affordable Housing – Housing provided to eligible households whose needs are not met by the market. This includes social rent, affordable rent, and intermediate housing, as defined by national planning policy.

BDC (Broadland District Council) – The Local Planning authority responsible for determining most planning applications within the Hellesdon Neighbourhood Area.

BNG (Biodiversity Net Gain) – A mandatory planning requirement that ensures new development delivers at least a 10% improvement in biodiversity value compared to the pre-development baseline.

CIL (Community Infrastructure Levy) – A charge that local authorities can place on new development to help fund local infrastructure, such as community facilities, open spaces, and transport improvements.

Community Actions / Projects – Non-policy initiatives identified in the NP for delivery by the Parish Council and its partners, rather than through the planning process.

Design Codes – A set of illustrated design principles and requirements that guide the physical design of development to ensure high-quality, locally distinctive outcomes.

DPD (Development Plan Document) – Formal planning documents forming part of the Local Development Plan, including the Broadland Development Management DPD (2015).

GNLP (Greater Norwich Local Plan) – The strategic Local Plan for the Greater Norwich area, covering Broadland, South Norfolk and Norwich City Councils. Adopted in March 2024.

GI (Green Infrastructure) – A strategically planned network of natural and semi-natural features (such as parks, trees, rivers, and hedgerows) designed to deliver environmental and social benefits.

Hellesdon Design Codes and Guidance (2024) – Supporting evidence document for the NP, providing detailed guidance on character areas, building design, materials, landscape, and sustainability.

HNA (Housing Needs Assessment) – A technical evidence document prepared for the NP to assess local housing needs, types, and tenures.

LGS (Local Green Space) – Green areas of particular importance to the local community designated for long-term protection through the NP.

LNRS (Local Nature Recovery Strategy) – A forthcoming county-level strategy identifying key opportunities and priorities for nature restoration and biodiversity enhancement.

LLFA (Lead Local Flood Authority) – The authority responsible for managing local flood risks, in Norfolk this is Norfolk County Council.

Local Plan – The statutory plan prepared by the Local Planning authority setting out strategic and detailed policies to guide development.

Neighbourhood Plan (NP) – A community-led planning document that forms part of the statutory development plan, allowing local communities to shape development in their area.

NDHA (Non-Designated Heritage Asset)- A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. "Heritage Asset" includes designated heritage assets and assets identified by the local planning authority (including local listing).

NPPF (National Planning Policy Framework) – The Government's principal planning policy document setting out national planning guidance for England (latest update December 2024).

PD Rights (Permitted Development Rights) – National planning rules allowing certain types of development to proceed without requiring a full planning application.

Policy Intention – A short explanatory statement accompanying each policy in the Plan, outlining its purpose and rationale.

SSSI (Site of Special Scientific Interest)- Areas of special interest due to their fauna, flora, geological or physiological features.

SM (Scheduled Monument) – A nationally important archaeological site or structure legally protected against unauthorised change.

The Parish / Hellesdon Parish Council (HPC) – The qualifying body responsible for preparing and implementing the Hellesdon NP.

The Vision – The overarching statement in the NP describing how the community wishes Hellesdon to develop over the Plan period.



Hellesdon Neighbourhood Plan Review 2025-2038

**Preliminary Screening Strategic Environmental
Assessment and Habitats Regulation Assessment
March 2025**

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Introduction

1. Hellesdon Parish Council is preparing a review of their existing Neighbourhood Plan for its parish known as HNP throughout this document. The planning period will be 2025-2038 and the designated area (**See Figure 1**) is located within Broadland District Council. [Collective Community Planning](#) has been appointed by the parish councils to consider whether there is a need for a Strategic Environmental Assessment (SEA) to be undertaken on HNP. This is required under European Directive 2001/42/EC (the SEA Directive), transposed into UK law through the SEA Regulations¹.
2. SEA may be required for a Neighbourhood Plan if it is likely to have significant environmental effects. A Sustainability Appraisal (SA) is like an SEA but includes assessment of the likely significant effects of a plan or programme on economic and social factors, as well as environmental factors. Planning Practice Guidance (PPG) clarifies that there is no legal requirement for a Neighbourhood Plan to be subject to a SA, but that SA can be used to demonstrate how the plan will contribute to sustainable development.

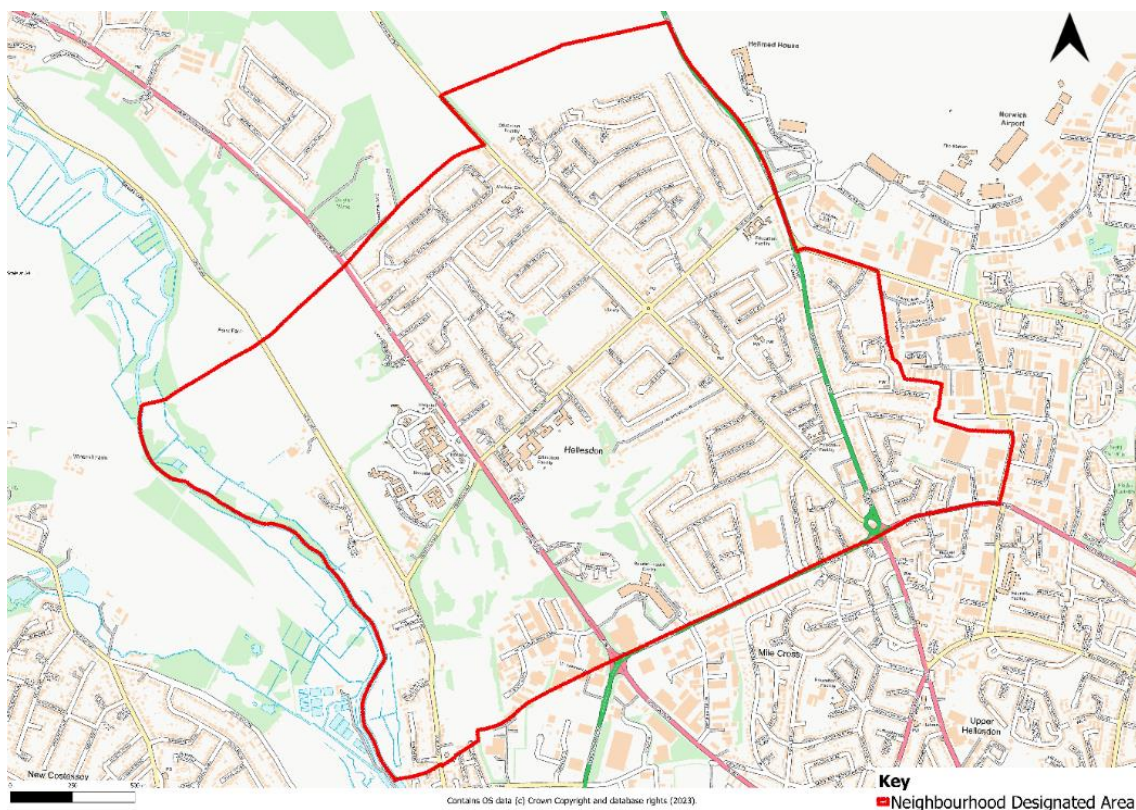


Figure 1: Designated Neighbourhood Area

¹ The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633), as amended by the Environmental Assessment and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232). It should be noted that the purpose of the amendments to the SEA Regulations is to ensure that the law functions correctly after the UK has left the European Union. No substantive changes are made to the way the SEA regime operates.

SEA Screening

Scope of the Hellesdon Neighbourhood Plan

3. A draft (Regulation 14) version of HNP is currently being prepared. It is intended that this is subject to public consultation in early 2025. HNP includes a vision for the long-term future of Hellesdon, along with aims to support delivery of this vision. The current draft vision is:

Hellesdon: A green, peaceful and friendly suburb for people of all ages with a good range of community facilities; one step from a vibrant City and one step from the Norfolk countryside.

4. The draft plan currently includes 5 specific objectives to deliver this vision:

Objective 1: To protect and enhance existing and create new local green infrastructure

Objective 2: To preserve and enhance the suburban character of Hellesdon, both in terms of its buildings and layout

Objective 3: To improve conditions and facilities for pedestrians and cyclists moving through or around the Parish

Objective 4: To protect and enhance local amenities including shops, services, community facilities, play areas and open spaces

Objective 5: To promote and deliver sustainability in all areas and leave a positive legacy for future generations.

5. HNP have a range of non-strategic planning policies to realise and deliver the above vision and aims. This includes ten policies, new and revised, as set out below:

- **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**

This builds on Project 1 (Enhanced parks and open spaces) from the 2017 plan

- **POLICY 6: HOUSING FOR PEOPLE**

This builds on Policy 7 (Housing with Care) from the 2017 plan.

- **POLICY 7: IMPORTANT VIEWS**

This is a new policy for this revised Neighbourhood Plan

- **POLICY 8: LOCAL GREEN SPACES**

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)

- **POLICY 9: COMMUNITY FACILITIES**

This is a new policy for this revised Neighbourhood Plan

- **POLICY 10: BUILDINGS OF LOCAL IMPORTANCE**

This policy updates Policy 6 of the 2017 plan. Including additional buildings.

6. The plan does not allocate land for development.

Baseline Information

7. This section summarises baseline information for the HNP area, drawing on the Evidence Base which will accompany the Neighbourhood Plan.

Context

8. The parish of Hellesdon falls within Broadland District and is adjacent to South Norfolk District and Norwich City. It lies to the north-west of Norwich and it well-related to it, with the Norwich Outer Ring Road running along the southern boundary of the parish. Norwich International Airport lies just to the north. Away from the River Wensum, much of the parish is now built-up. It is a fairly sustainable location, with a number of local services and facilities, as well as jobs, but with good transport connections to a much wider availability of services and facilities in Norwich and at the airport.

Biodiversity, Flora, and fauna

9. There is one International and National statutory designated site in the neighbourhood area which is the River Wensum. The River Wensum is a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI). This designation falls into the west side of the boundary (**Figure 2**).
10. The River Wensum is an area size of 306.79ha. The Annex I habitat that is a primary selection for the River Wensum to be a Special Area of Conservation (SAC) include the water courses of plain to montane levels with the *Ranunculus fluitantis* and *Callitriche-Batrachion* vegetation². The Wensum represents sub-type 1 in lowland eastern England. Although the river is extensively regulated by weirs, *Ranunculus* vegetation occurs sporadically throughout much of the river's length. Stream water-crowfoot *R. penicillatus* ssp. *pseudofluitans* is the dominant *Ranunculus* species but thread-leaved water-crowfoot *R. trichophyllus* and fan-leaved water-crowfoot *R. circinatus* also occur. The general site character is:

² [River Wensum - Special Areas of Conservation \(jncc.gov.uk\)](http://jncc.gov.uk)

- Inland water bodies (Standing water, Running water) (42%)
- Bogs, Marshes, Water fringed vegetation, Fens (12%)
- Humid grassland, Mesophile grassland (40%)
- Broad-leaved deciduous woodland (6%)

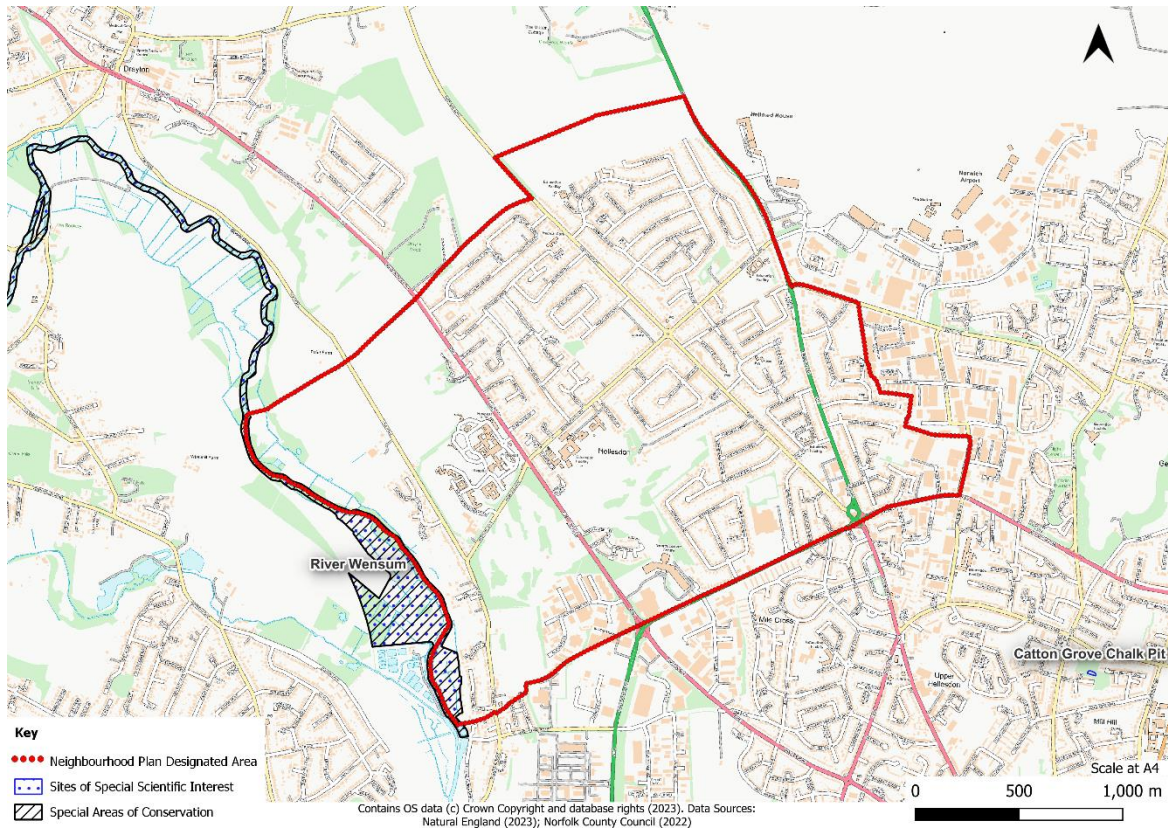


Figure 2-Wildlife Designations (Source: Natural England, 2025)

11. As stated by Natural England, the Wensum is a naturally enriched, calcareous lowland river. The upper reaches are fed by springs that rise from the chalk and by run-off from calcareous soils rich in plant nutrients. This gives rise to beds of submerged and emergent vegetation characteristic of a chalk stream. Lower down, the chalk is overlain with boulder clay and river gravels, resulting in aquatic plant communities more typical of a slow-flowing river on mixed substrate³.

12. Stream water-crowfoot *R. penicillatus* ssp. *pseudofluitans* is the dominant *Ranunculus* species but thread-leaved watercrowfoot *R. trichophyllus* and fan-leaved water-crowfoot *R. circinatus* also occur in association with the wide range of aquatic and emergent species that contribute to this vegetation type. The river should support an abundant and rich invertebrate fauna including the native freshwater crayfish *Austropotamobius pallipes* as well as a diverse fish community, including bullhead *Cottus gobio* and brook lamprey *Lampetra planeri*. The site has an abundant and diverse mollusc fauna which includes Desmoulin's whorl-snail *Vertigo moulinsiana*, which is associated with aquatic vegetation at the river edge and adjacent fens.

³ <https://publications.naturalengland.org.uk/search?q=river+wensum&num=100>

13. The reason the River Wensum has got European designation is due to the following features:

- H3260 Water courses of plain to montane levels with *R. fluitantis*
- S1016 Desmoulin's whorl snail, *Vertigo moulinsiana*
- S1092 Freshwater crayfish, *Austropotamobius pallipes*
- S1096 Brook lamprey, *Lampetra planeri*
- S1163 Bullhead, *Cottus gobio*

14. There is one County Wildlife Site that falls within the neighbourhood area, Wensum Mount Farm shown in **Figure 3**. As well as this there are several County Wildlife Sites adjacent or in close proximity including Drayton Wood, Low Road Meadow, Marriot's Way, Wensum Meadow, Red Bridge, Hellesdon Mill Meadow, Land South of River Tud, Canham's Hill, and Fiddle Wood & Night Plantation (**Figure 3**). These wildlife sites are not designated on a statutory basis, though they do receive a degree of protection through the planning process and are often recognised in district local plans. In this context, site protection relies on the commitment of local authorities and public bodies.

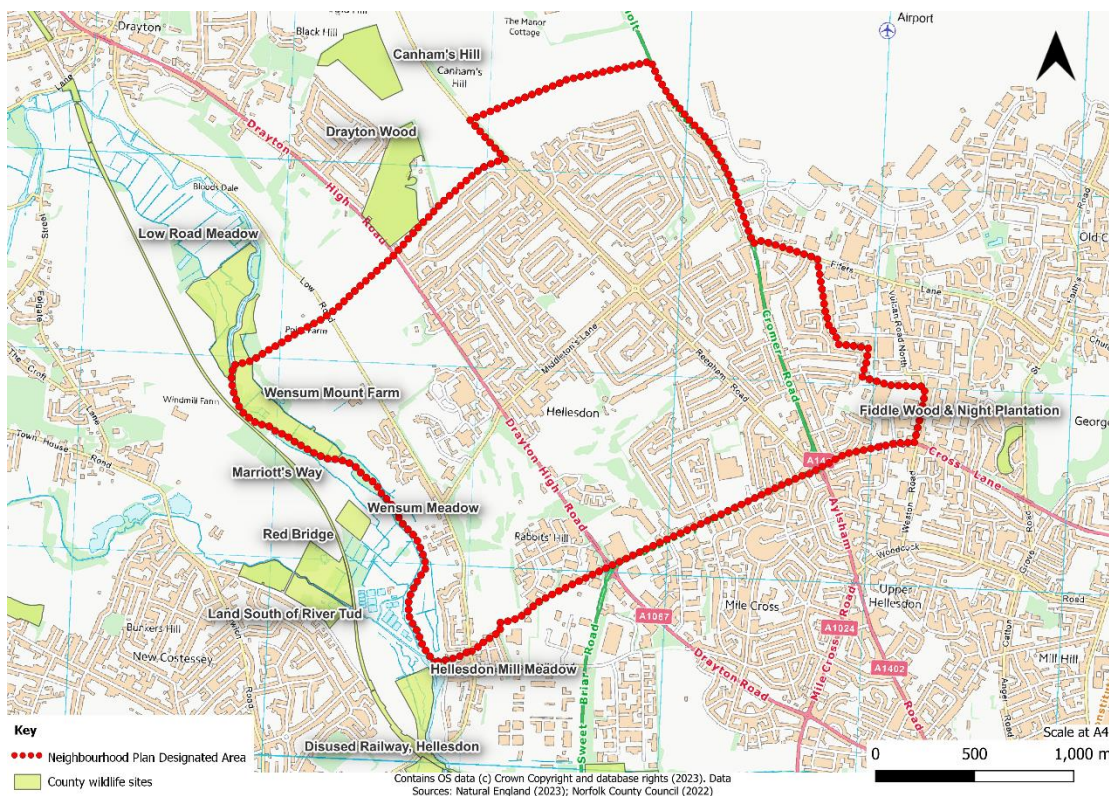


Figure 3-County Wildlife Site within the parish (Source: Natural England, 2023)

15. The neighbourhood area, particularly to the west and close to Drayton High Road, contains priority habitat also known as Habitats of Principle Importance for biodiversity conservation. These are habitats which are most threatened, in greatest decline, or where the UK holds a significant proportion of the world's total population. There are four main types of priority habitat in the parish (see **Figure 4**)

coastal and floodplain grazing marsh; deciduous woodland; lowland fens and lowland meadows. There are also a few sites which are identified as no main habitat but additional habitats present. Not all of these will be protected under national designation, though they can be sensitive to development and should be considered when growth is being planned to avoid negative impacts.

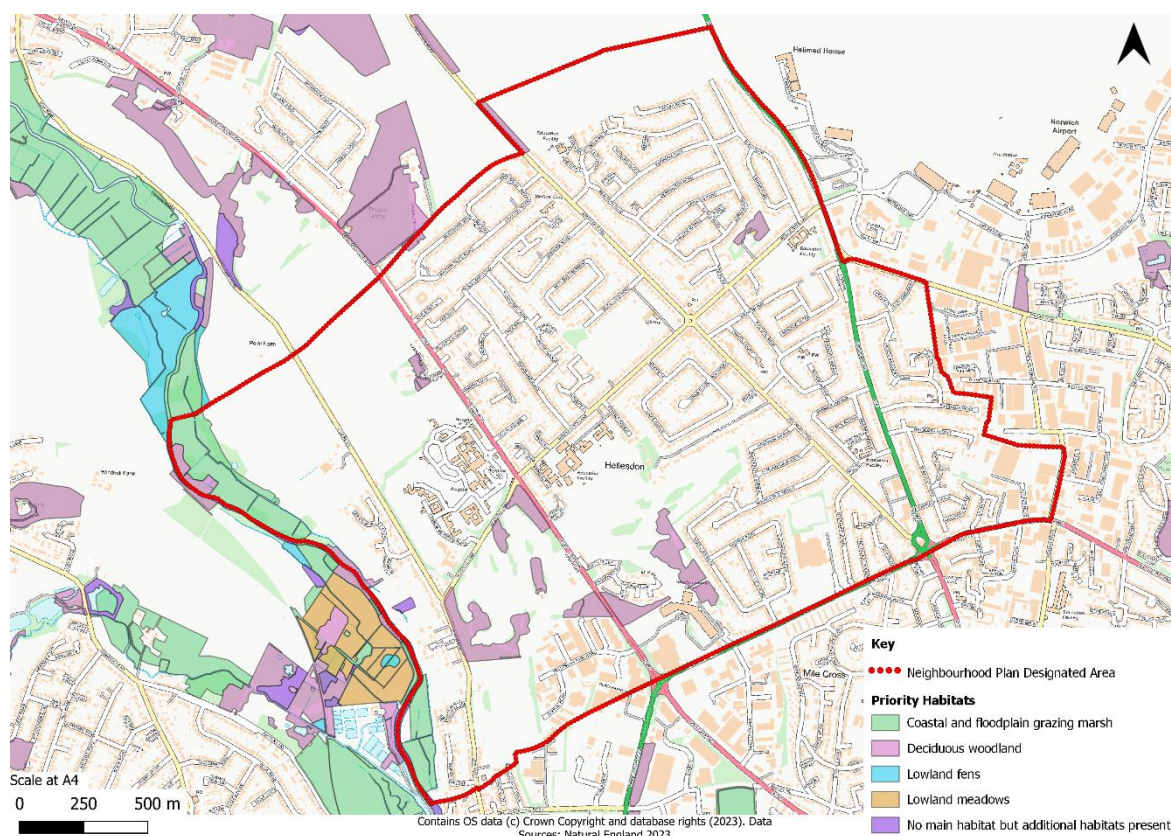


Figure 4-Priority Habitats (Source: Natural England, 2023)

Population

16. The total usual resident population of Helleston is 11,100 according to the Census 2021⁴ compared to 10,957 in 2011⁵, showing a small change. The parish is small in comparison to the 131,700 people residing in Broadland District, 916,100 in Norfolk County and 56,490,000 in England.
17. In 2011, the census data shows that the ratio of females and males was nearly a 50:50 split with males making up 48.7% of the parish and females 51.3%. In 2021 this has remained similar with males 48.6% and females 51.4%⁶. According to census data a high proportion of the population is of working age. In 2011, the mean age was 47.3 years old, and the median was 49. As shown in **Figure 5** the age

⁴ Census 2021. Population. Source: [Build a custom area profile - Census 2021, ONS](#)

⁵ Census 2011. Nomis Local Area Report for Helleston. Source: [Local Area Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](#)

⁶ Census 2021. Gender. Source: [Build a custom area profile - Census 2021, ONS](#)

profile of the population has remained fairly static over the last ten years. There has been a more notable decline in the 15-24yrs category and a slight increase in 75+ years.

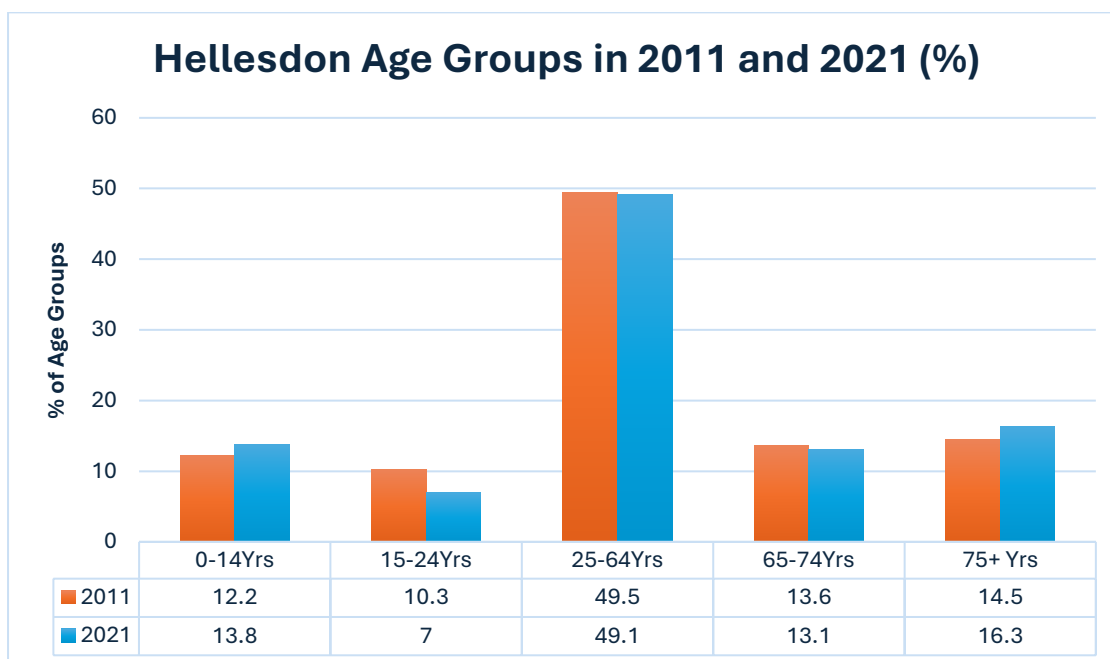


Figure 5-Hellesdon Age Groups 2011 and 2021 (Census 2011;2021)

Human Health

18. Provision of age-related services is likely to become an increasing consideration for the neighbourhood plan area as the proportion of over 65s according to the Census 2021 makes up 29.4% of the NPA.

Soil

19. Regarding soil, the parish contains predominantly Grade 3 agricultural land urban land, as identified by the Agricultural Land Classification Scale (**Figure 6**). Grade 3 is considered to be good to moderate land capable of producing yields of crops. There could be moderate limitations which affect the choice of crop. There is no Grade 1 or 2 agricultural land in the parish which is considered to be of very good to excellent quality.

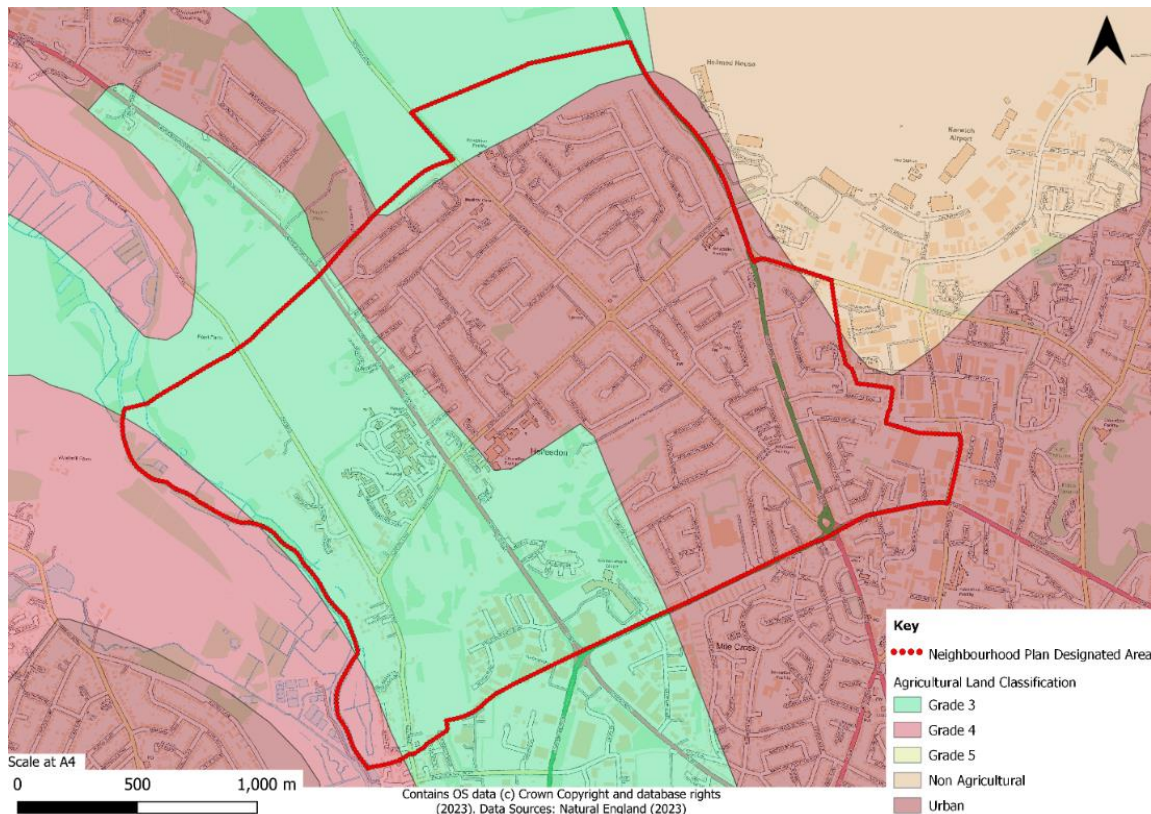


Figure 6-Agricultural Land Classification (Source: Natural England, 2024)

Water

20. According to Environment Agency the majority of the parish falls within Flood Zone 1 (lowest risk), particularly the more built-up parts of the settlement, which means there is a low risk of flooding from rivers (or the sea). However, parts of the parish to the west of Low Road falls within Flood Zones 2 and 3 and are in close proximity to the River Wensum (**Figure 7**). National policy is to locate development in areas least likely to flood. Based on current mapping, this is unlikely to be a constraint on development in much of the plan area.

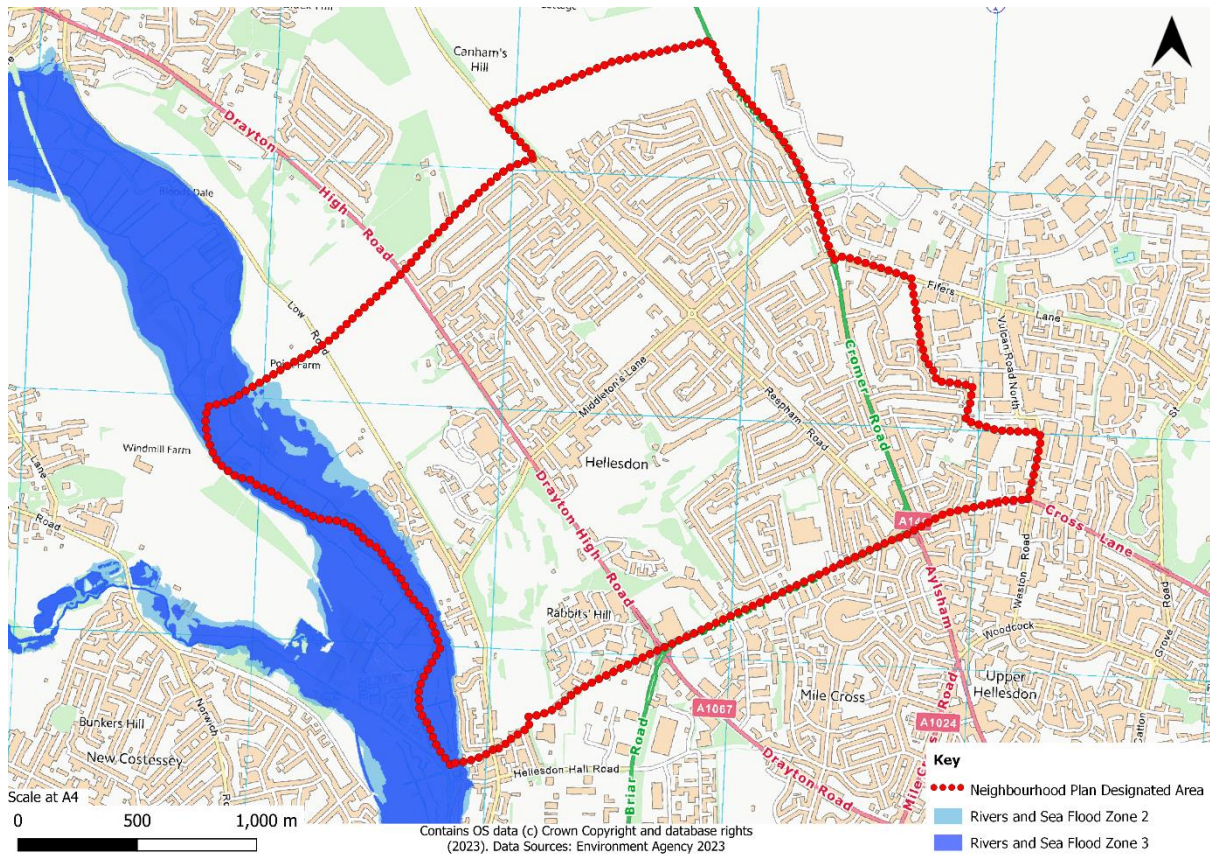


Figure 7- Flood risk from rivers and sea in Hellesdon (Source: Environment Agency, 2023)

21. The Environment Agency future flood risk modelling shows that there are a number of areas within the built-up settlement which are at a medium to high risk from surface water flooding (ponding), see **Figures 8 and 9**. Surface water flooding (also known as pluvial flooding) is defined as flooding resulting from runoff from high intensity rainfall events which cause water to pond or flow over the ground surface before entering the drainage network or watercourse.
22. The mapping indicates that high flood risk is present within residential estates, roads and open green space such as along Middleton's Lane, Kinsale Avenue, Reephams Road, Flis Road, Gowing Road, Meadows Close, Broom Avenue, Lilian Close, Drayton Wood Road, Plantation Road and Berrington Road.

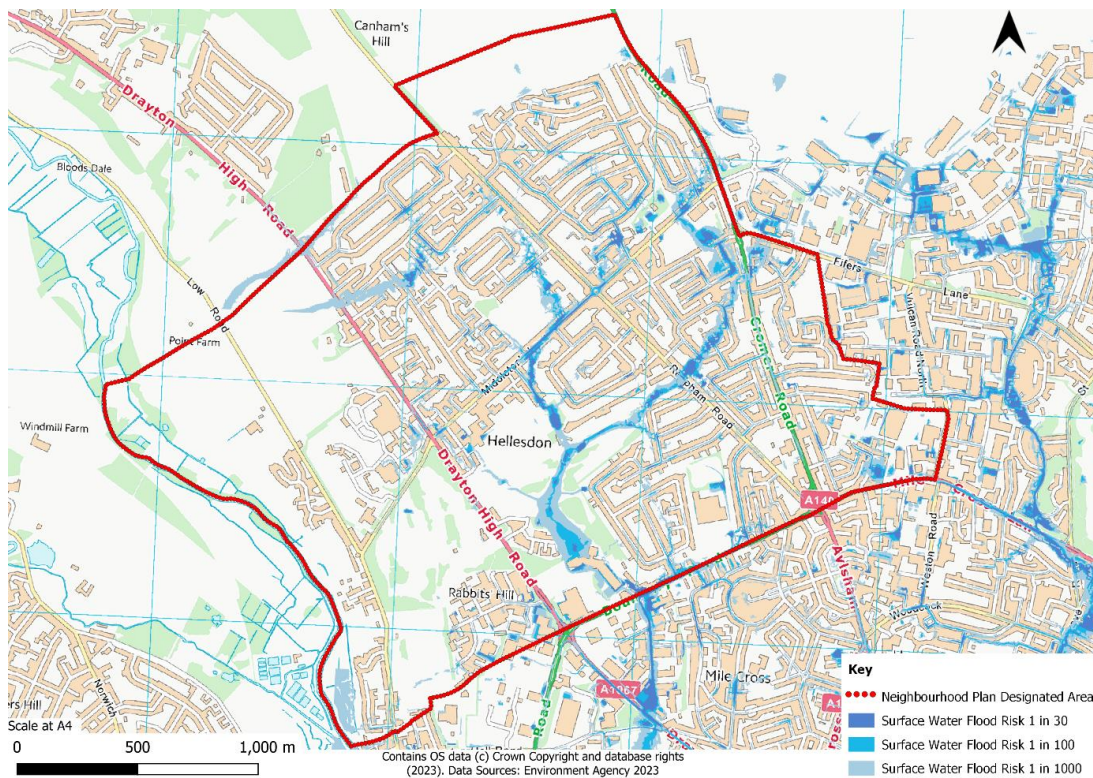


Figure 8-Surface Water Flood Risk within Helleston (Source: Environment Agency, 2023)

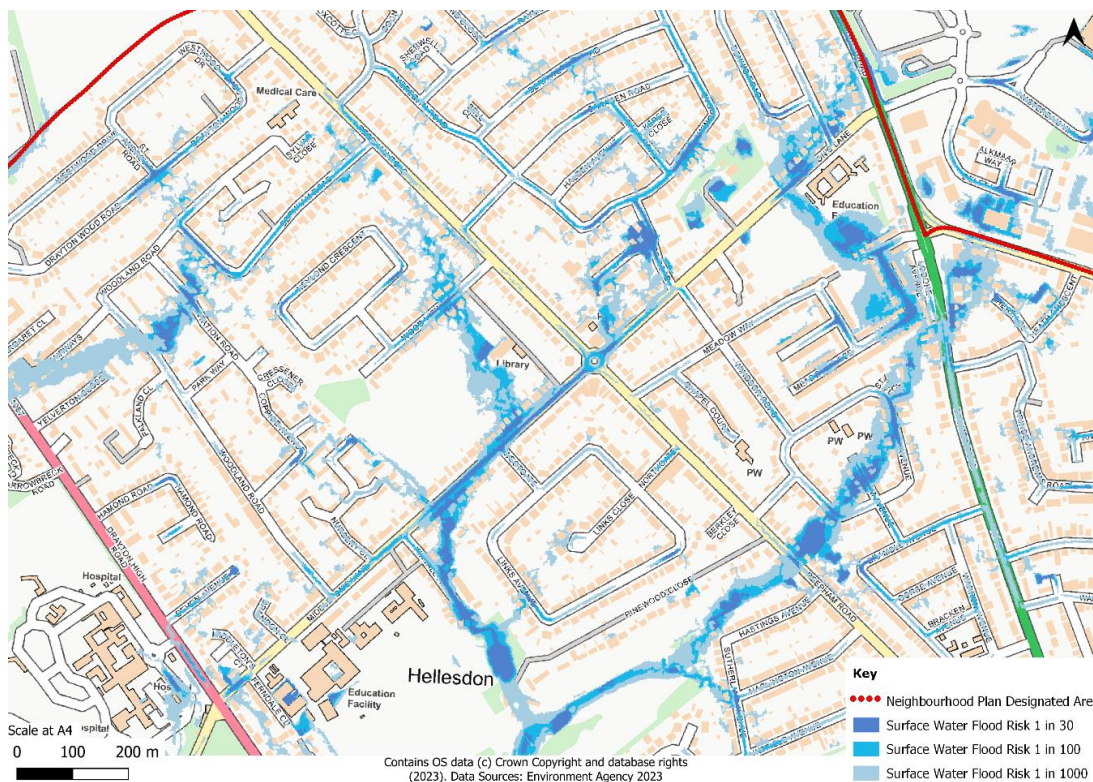


Figure 9-Surface Water Flood Risk within the built-up area (Source: Environment Agency, 2023)

23. A review of the Greater Norwich Area Strategic Flood Risk Assessment (SFRA, 2017) states that in Hellesdon there have been 3 recorded flood incidents over the years. The SFRA suggests that specific flood risk reduction measures would vary in scale and purpose and could be delivered through new strategic-scale initiatives or individual project proposals such as resolving surface water drainage issues identified within the Norwich Surface Water Management Plan to provide new multifunctional spaces to existing areas of poor or over-capacity drainage; or they might be smaller and delivered by individual projects such as continuing to ensure that appropriate Sustainable Drainage Systems (SuDS) are provided through new development. The Norwich Surface Water Management Plan (2011⁷) included Hellesdon in their study area. However, there was no set action plan for Hellesdon taken forward as a priority.
24. The Lead Local Flood Authority (LLFA) datasets show a number of report/investigations of flooding in the parish over recent years⁸. As shown in Broadland 2013-2017 flood reports⁹, in June 2016 there were numerous reports of internal flooding in residential properties along Hawthorne Avenue, Middletons Lane, Woods Close, Drayton High Road, Nursery Road, Lilian Close and Coldershaw Road. This led to the fire and rescue service having to respond and pump out overflow water during the incident. The causes of the flooding were due to significant rainfall. Due to some of these historical flooding events in Hellesdon, two actions were taken forward by the risk management authorities in the parish between 2013-2016¹⁰ including:
- Hawthorne Avenue, Hellesdon – A new surface water system was installed within the highways as part of the Greater Norwich Area Surface Water Drainage Scheme. This included the installation of the road gullies to increase the capture of highway surface water into the surface water system. Norfolk County Council, as part of the Greater Norwich Area Surface Water Drainage Scheme, investigated the potential to install a positive system but this was not feasible as the levels would not allow a gravity system to operate. Other options were also reviewed e.g. thrust boring and these would need to be looked at as part of a future programme of works and would be dependent on funding becoming available.
 - Woods Close, Hellesdon- Norfolk County Council as Lead Local Flood Authority became a statutory consultee to the planning process for local flood risk in April 2015. Broadland District Council have approved development within the upstream catchment against the advice of the LLFA which had concerns about the flood risk both on site and elsewhere. The LLFA have requested modelling to quantify flood risk onsite and off-site based on known flood events at this location.

⁷ The Norwich Surface Water Management Plan 2011. Source: [Norwich Urban Area SWMP - Norfolk County Council](#)

⁸ [Flood investigations - Norfolk County Council](#)

⁹ Broadland 2013-2017 flood report. Source: [Flood Investigation Report \(norfolk.gov.uk\)](#)

¹⁰ Broadland Investigation Report into the Flooding in Broadland District in 2013- 2016 – Addendum (FIR/037A). Source: [Flood Investigation Report \(norfolk.gov.uk\)](#)

25. After this in the Broadland Winter flood event 2020-2021¹¹ there was one property affected by internal flooding along Low Road. The property had flooded in December 2020 and again in July 2021. Problems and causes of flooding included high intensity rainfall and this was concentrated on the highway. Vehicles using the highway passed through the flood water causing it to wash towards the affected property. Surface run-off from rainfall made its way onto the highway and flowed along the road network and onto the accesses of affected properties that were situated lower than these features. These are factors to consider for future flood risk in the parish and NCC stated it will consider options that would prevent water flowing from the highway towards properties.

Air and Climatic Factors

26. As part of the National Air Quality Strategy all local authorities are obliged to establish air quality levels in their area that meet national air quality objectives. If an area does not meet these objectives Air Quality Management Areas (AQMAs) are declared. The Broadland District Council Air Quality Annual Status Report (2024) confirms that South Norfolk and Broadland Councils currently do not have any declared AQMAs¹². This would suggest that air quality is generally not of a concern in the HNP area, and indeed the report confirms that air quality could be improved but a number of measures have been put in place to improve local air quality.

Material Assets and Connectivity

27. Hellesdon has a wide range of facilities/services within the parish. This includes core services such as:

- ASDA supermarket/pharmacy/petrol station
- The Arden Grove Infant and Nursery School, Heather Avenue Infant and Primary School and Hellesdon High School
- Hellesdon community centre
- Castle and Costa Dentist, Hellesdon dental care and Together Dental Norwich
- Hellesdon parish hall
- Kingfisher Mother and Baby Unity Hospital
- St Pauls Hellesdon Parish Church
- Total Care Pharmacy
- The Limes Assisted living residence.
- Woodland care home.

28. There are also a range of businesses and commercial units in the parish as detailed in the Hellesdon Evidence Base Paper 2024 and limited access to green open space which are accessible to the public.

¹¹ <https://www.norfolk.gov.uk/-/media/norfolk/downloads/rubbish-recycling-planning/flood-and-water-management/flood-investigation-reports/fir066-broadland-flood-event-2020-21.pdf>

¹² Broadland District Council Air Quality Annual Status Report (2024) Available at: [South Norfolk and Broadland ASR 2024](#)

29. Hellesdon is within close proximity of Norwich, with Norwich city centre being less than 5 miles away. The A140 runs along the eastern and southern boundary of the parish and is a busy road leading onto other A Roads and towards large settlements outside of the district including Cromer, Great Yarmouth, and Lowestoft. Journeys by private car should take around 15 minutes to reach Norwich city centre (such as the Castle Quarter) and 45 minutes- 1 hour to other towns including Cromer, Great Yarmouth, and Lowestoft. However, journey times can be unpredictable for various reasons including restricted usage, rural roads, heavy traffic on the A47 including road works or seasonal congestion especially during the summer holidays.
30. There are a number of public bus services which run through the parish including First Bus Service¹³, Lowestoft Bus, Konect Bus¹⁴ and Sanders Coaches¹⁵. There are many bus stops, including along the A1067, Boundary Rd, Cromer Rd, Reepham Rd, Hercules Rd, Middleton Ln, Samon Rd and Woodland Rd. Further detail can be read within the Hellesdon Evidence Base Paper 2024.
31. In terms of walking and cycling infrastructure, there are no national cycle routes running through the parish. However, Marriotts Way runs to the western boundary of the designated area. This is a 26-mile footpath, bridleway and cycle route which follows the routes of two disused railway lines, running between Aylsham and Norwich. The part of the route adjacent to the parish is traffic free¹⁶. According to Norfolk County Council open data there are a limited number of public footpaths within the parish, as shown in **Figure 10**. These footpaths can offer a quicker route between properties and estates, avoiding the residential and main roads. The footpaths shown in **Figure 10** include:
- A path running between Samson Road and Mountfield Avenue to the west of Mountfield Park.
 - A path running between Woodland Road and Yelverton Close
 - A path running between Woodland Road and Drayton Wood Road
 - A path running between Friers Lane and Heath Crescent
 - A path running between Reepham Road and Links Avenue
 - A path crossing Reepham Road and Cromer Road across the roundabout which is operated via a traffic light system. Pedestrians and cyclists can also cross the busy roads towards Aylsham Road and other areas which fall outside of the designated boundary.
32. As a whole the parish has a multitude of kebed footways running on both sides, or at least one side, of the residential streets and main roads which is common for a built up urban fringe area.

¹³ Services include 36 and 37. Source: [Route maps | First Bus](#) and [0001 Purple Line 36 37 38 39 - Bus Times from 29-10-23 FINAL 0.pdf \(firstbus.co.uk\)](#)

¹⁴ Services include 512 and 515. Source: [Timetables & maps - konectbus](#)

¹⁵ Services include 24, 43A and 45. Source: [Timetables | Sanders Coaches](#)

¹⁶ [About Marriotts Way - Norfolk County Council](#)

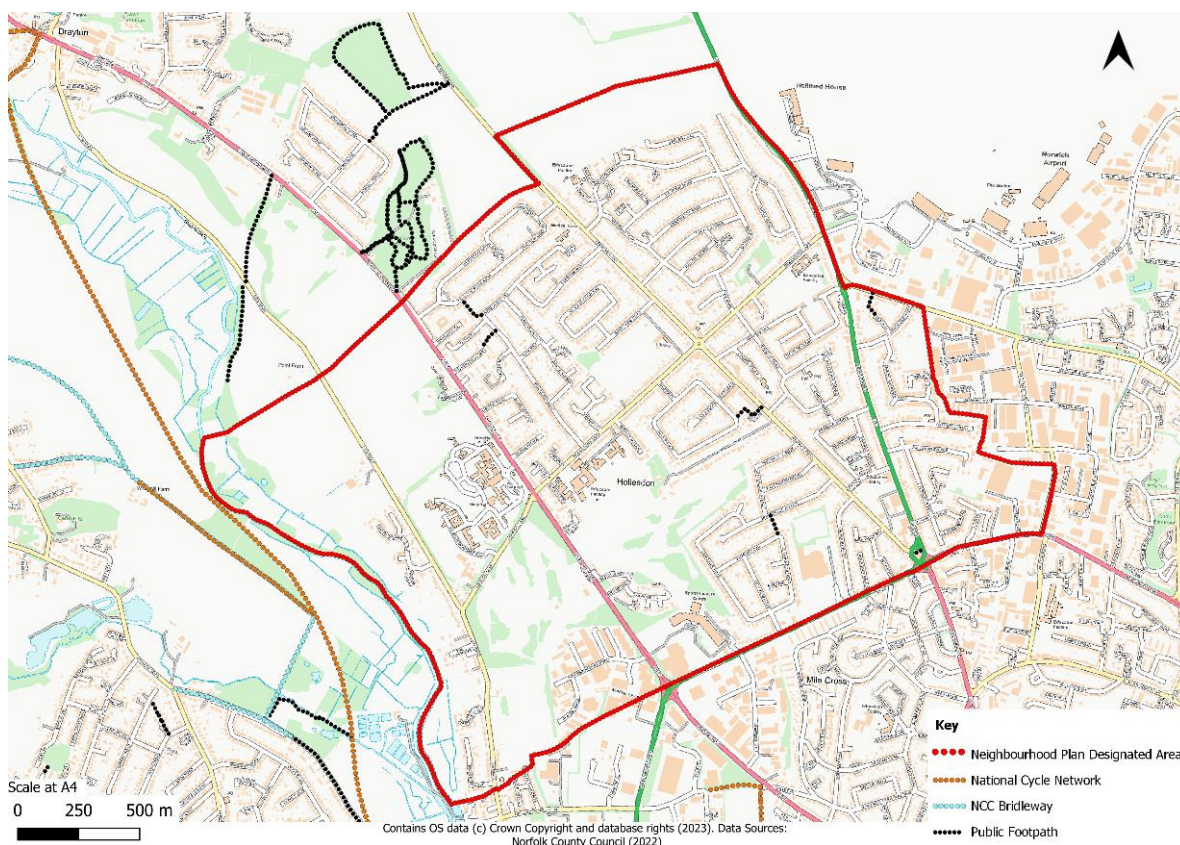


Figure 10-Public Rights of Way within Hellesdon (Source: Norfolk County Council, 2023)

33. The parish is also in close proximity to Marriotts Way (National Cycle Network) and the River Wensum which also offer walking/cycling routes for recreational use. The Norwich Pedalways includes a yellow route from the city centre to the Aviation Academy at the airport and this skirts the eastern edge of Hellesdon, though it lies entirely outside of the parish and so not in the neighbourhood plan area.

Cultural Heritage

34. According to Norfolk Heritage Explorer¹⁷ there are 104 records within Hellesdon including historic artefacts, structures, buildings, structures and markings in the landscape such as crop marks and ditches. This includes assets from multiple time periods including the Prehistoric age, Neolithic, Bronze Age, Roman, Medieval, 19th century such as numerous finds related to World War Two. Finds have included axe heads, coins, flint flakes, copper and metal objects, ring ditches and sites of historic buildings including mills, water tanks, air raid shelters, Hellesdon Hospital, St Marys Church, and Site of Hellesdon National School.
35. Despite this ancient history, Hellesdon is a relatively new community with most of the buildings not being especially old. There is one listed building (**Figure 11**); this is the Grade II* listed Church of St Mary¹⁸. There are no conservation areas, scheduled monuments, battlefields, or other historic designations within the

¹⁷ Norfolk Heritage Explorer. Hellesdon. Source: [Your Search Results - Norfolk Heritage Explorer](#)

¹⁸ [The List Search Results for postwick with witton | Historic England](#)

neighbourhood area. There are however one or two other buildings that could be of interest from a perspective of recent history, such as The Bull public house and the village hall on Low Road.

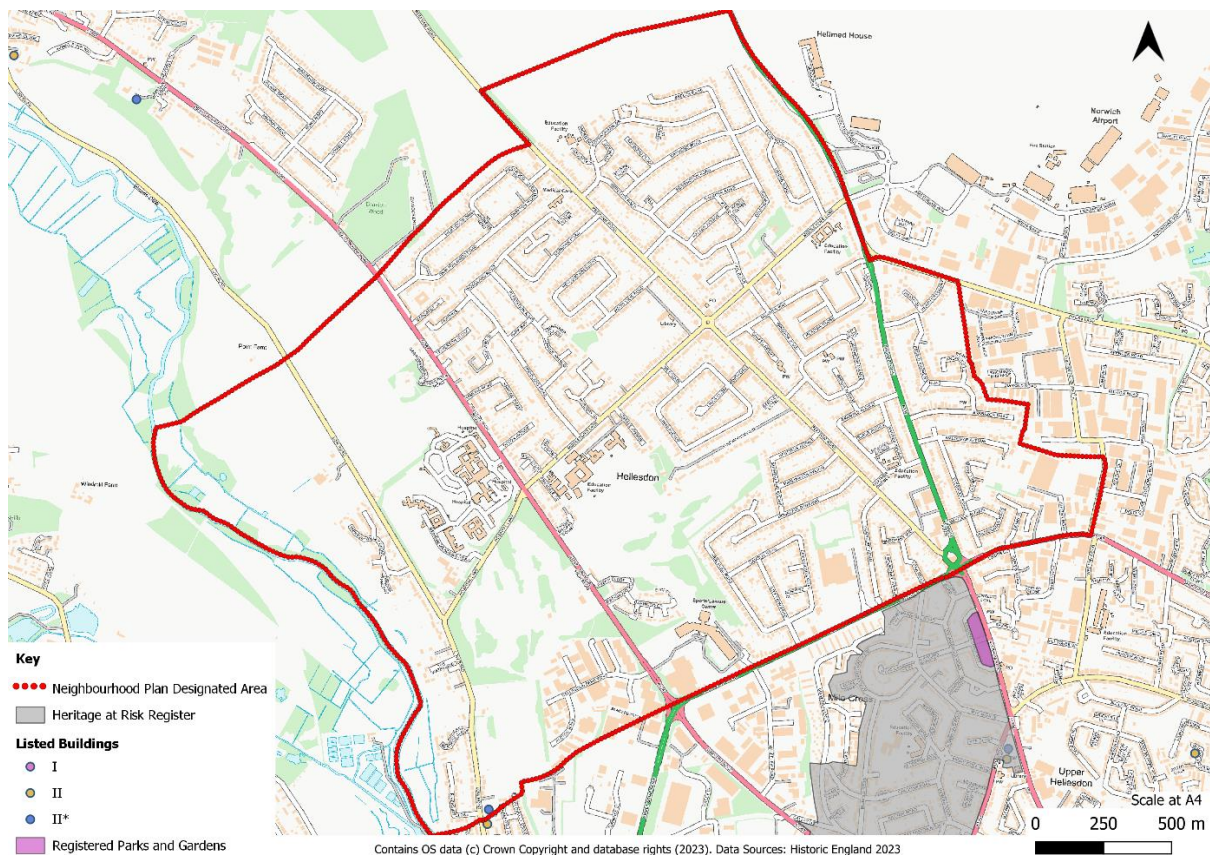


Figure 11- Listed Buildings within Hellesdon

Landscape

36. The parish falls into one character area within the Broadland Landscape Character Assessment, Urban CA. **Figure 12** marks with a red X where the neighbourhood area is within the context of the Broadland Landscape Character areas¹⁹. As stated in the assessment, the pressures of built development are a result of locally generated needs for requirements such as a strong housing market, jobs, and transport. Urban development has placed an increasing pressure on all aspects of the landscape, over the last fifty years in particular. This has resulted in urban expansion into undeveloped rural areas, redevelopment, and intensification of urban areas, increasing urbanisation and development of rural villages.

37. The urban fringe is often used to locate access roads, sewage works, waste disposal facilities and intensive recreation uses. However, the urban fringe also provides a setting for urban areas, and often contains important landscape features and/or habitats. Relatively high levels of development have been

¹⁹ Broadland District Council, Landscape Character Assessment SPD 2013. Source: <https://www.southnorfolkandbroadland.gov.uk/downloads/file/286/landscape-character-assessment-supplementary-planning-document-part-1->

absorbed by Norwich and the other smaller towns in the Study Area, but there is a constant need for the provision of new houses and services. The key issues affecting landscape character include:

- Quality of built environment;
- Loss/erosion of urban open spaces and of tree cover (such as the golf course locally);
- Loss of night-time remoteness by lighting at urban fringes and street lights;
- Planting of non-native species;
- Decline in the condition of landscapes in the urban fringe, with problems such as lack of management of hedgerows/trees, poorly managed horse paddocks and fly-tipping;
- Loss of domestic gardens and hedges;
- Housing growth at the periphery of towns can extend the urban character of these areas into the landscape, as increased noise and light pollution and development leads to an urbanising effect on the rural landscape and loss of tranquillity;
- New strategic initiatives to maintain and enhance existing green spaces and corridors while creating a new provision of green infrastructure, as an integral part of new development.

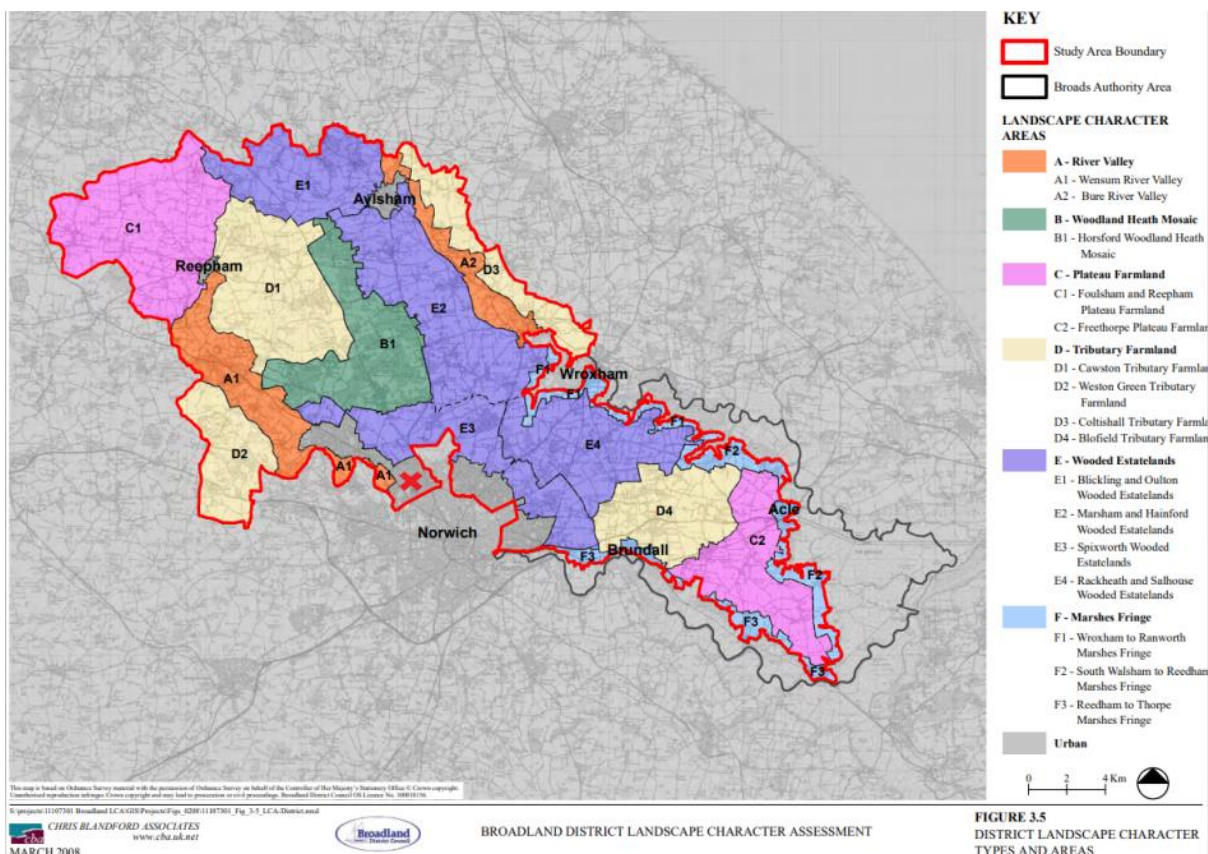


Figure 12-Hellesdon location within the urban character area of Broadlands Landscape Character Assessment (Source: Broadland District Council, Landscape Character Assessment SPD 2013)

Legislative Background

38. The European Directive 2001/42/EC²⁰ is the basis for Strategic Environmental Assessments and Sustainability Appraisal legislation, which was transposed into English secondary legislation by the Environmental Assessment of Plans and Programmes Regulations 2004 otherwise known as the SEA Regulations. A SEA would be required if the implementation of the contents of the Hellesdon Neighbourhood Plan are likely to cause significant environmental effects.
39. The assessment undertaken will follow and answer specific questions using criteria drawn from the European SEA Directive and Schedule 1 of the UK Environmental Assessment of Plans and Programmes Regulations 2004 when determining the likely significance of effects as shown in **Figure 13**²¹.
40. **Figure 14** presents the flow diagram entitled Application of the SEA Directive to plans and programmes which is taken from the Practical Guide to the Strategic Environmental Assessment Directive, published in September 2005²². **Figure 15** below assesses whether HNP will require a full SEA. The questions in the first column are drawn from **Figure 14** which sets out how the SEA Directive should be applied.
41. An assessment has been undertaken to determine whether the draft HNP requires SEA in accordance with the SEA Regulations. Where the results can be viewed below.

²⁰ [EUR-Lex - 32001L0042 - EN - EUR-Lex \(europa.eu\)](#)

²¹ [The Environmental Assessment of Plans and Programmes Regulations 2004 \(legislation.gov.uk\)](#)

²²

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practical_guidesea.pdf

SCHEDULE 1- CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

1. The characteristics of plans and programmes, having regard, in particular, to:
 - a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
 - b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
 - c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
 - d) environmental problems relevant to the plan or programme; and
 - e) the relevance of the plan or programme for the implementation of [F1retained EU law] on the environment (for example, plans and programmes linked to waste management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:
 - a) the probability, duration, frequency and reversibility of the effects;
 - b) the cumulative nature of the effects;
 - c) the transboundary nature of the effects;
 - d) the risks to human health or the environment (for example, due to accidents);
 - e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
 - f) the value and vulnerability of the area likely to be affected due to—
 - (i) special natural characteristics or cultural heritage;
 - (ii) exceeded environmental quality standards or limit values; or
 - (iii) intensive land-use; and
 - g) the effects on areas or landscapes which have a recognised national, Community or international protection status.

Figure 13-Schedule 1 Criteria for determining the likely significance of effects

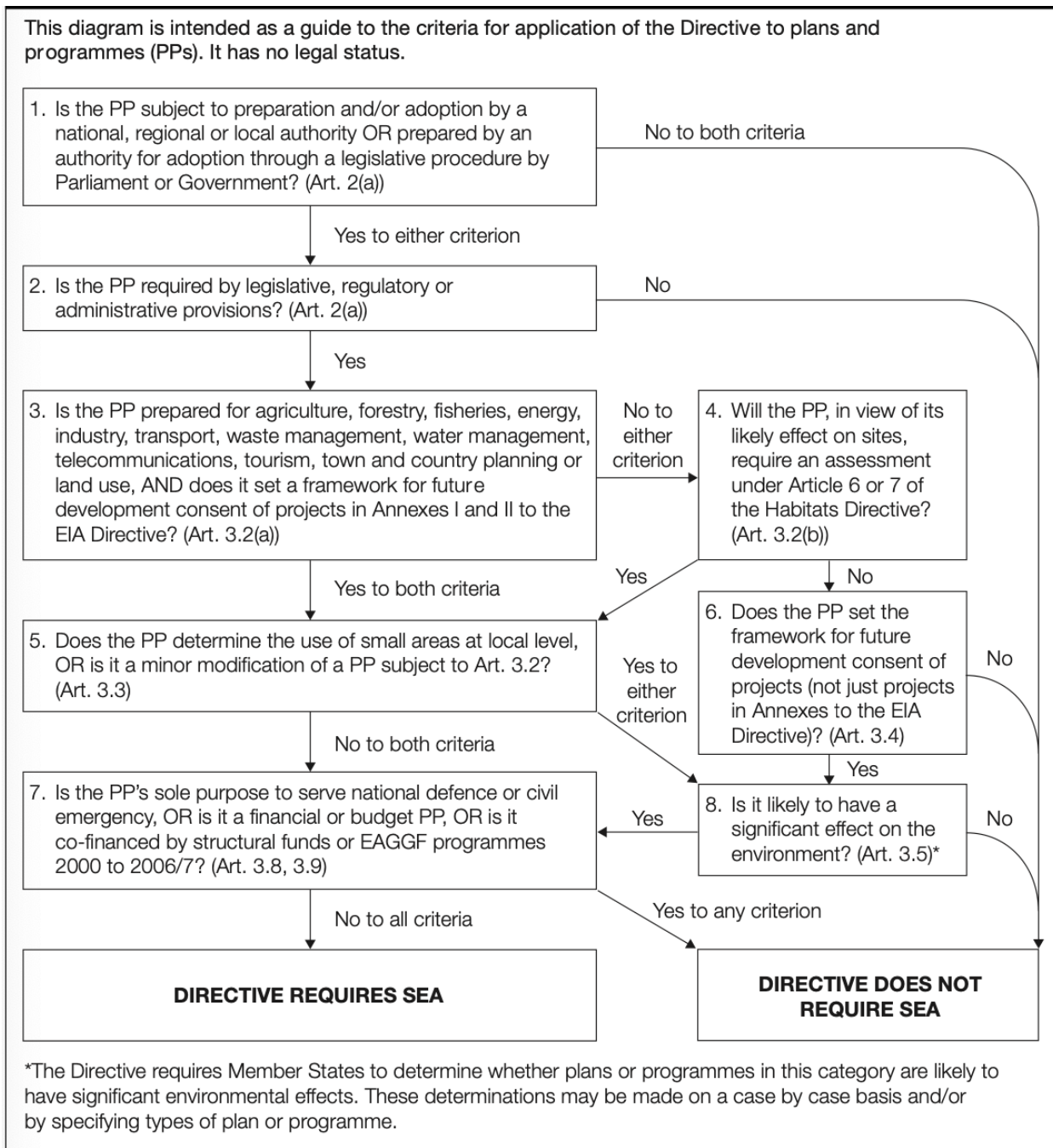


Figure 14-Application of the SEA Directive to plans and programmes

	Stage	Y/N	Justification
1	Is the Neighbourhood Plan (PP) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government (Art. 2(a))	Y	<p>The NP is being prepared by Hellesdon parish council (as the “relevant qualifying body”) and will be made Broadland District Council, subject to Hellesdon passing an independent examination and successful local community referendum.</p> <p>The preparation of the Hellesdon Neighbourhood Plan is allowed under primary legislation: The Town and Country Planning Act (1990) as amended by the Localism Act (2011).</p> <p>The preparation of NP’s is subject to several relevant regulations as shown below (not intend to be a complete list):</p> <ul style="list-style-type: none"> • The Neighbourhood Planning (General) Regulations 2012, • the Neighbourhood Planning (referendums) Regulations 2012 • the Neighbourhood Planning (General)(Amendment) Regulations 2015 • the Neighbourhood Planning (General)and Development Management Procedure (Amendment) Regulations 2016 • the Neighbourhood Planning (General)and Development Management Procedure (Amendment) Regulations 2012 <p>GO TO QUESTION 2</p>
2	Is the Neighbourhood Plan (PP) required by legislative, regulatory, or administrative provisions? (Art. 2(a))	Y	<p>Whilst it is not a requirement for a parish to create a Neighbourhood Plan under the Town and Country Planning Act (1990) and Localism Act (2011), the NP will eventually be “made” and form part of the Development Plan for Broadland District Council. These authorities are directed by legislative processes, and it is important that the screening process considers whether it is likely to have significant</p>

	Stage	Y/N	Justification
			<p>environmental effects and hence whether an SEA is required under the Directive.</p> <p>GO TO QUESTION 3</p>
3	Is the Neighbourhood Plan (PP) prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))	Y	<p>Developments that fall within Annex I are 'excluded' development for Neighbourhood Plans (as set out in Section 61(k) of the Town and Country Planning Act 1990 (as subsequently amended)²³ and the Localism Act 2011 Schedule 9 Part 2 Para 7 Section 38 B (1)(b),(6)²⁴.</p> <p>A Neighbourhood Plan is prepared for Town and Country Planning and Land use. The Hellesdon neighbourhood plan can include at a neighbourhood level, through different policy areas, the framework for development that would fall within Annex II of the EIA Directive.</p> <p>The Neighbourhood Plan is being prepared to set out a framework for town and country planning and land use within the parish of Hellesdon. Its intention is to complement the higher order strategic framework that already exists for land use planning across the Broadland District. The Neighbourhood Plan seeks to align and be in general conformity with the strategic framework.</p> <p>The Neighbourhood Plan is not allocating any development itself but anticipates being one of the key tools to manage future development with Hellesdon.</p> <p>GO TO QUESTION 4</p>

²³ [Town and Country Planning Act 1990 \(legislation.gov.uk\)](https://legislation.gov.uk/ukpga/1990/61)

²⁴ [Localism Act 2011 \(legislation.gov.uk\)](https://legislation.gov.uk/ukpga/2011/22)

	Stage	Y/N	Justification
4	Will the Neighbourhood Plan (PP), in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? (Art. 3.3)		A Habitats Regulations Assessment (HRA) screening of the Neighbourhood Plan has been undertaken in the next section and has concluded that the Neighbourhood Plan is not likely to have a significant effect on any European site, either alone or in combination. GO TO QUESTION 6
6	Does the Neighbourhood Plan (PP) set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4)		Although the Neighbourhood Plan does not allocate sites for development, it includes non-strategic policies which proposals for development within the parish will be assessed against when materially relevant. GO TO QUESTION 8
8	Is it likely to have a significant effect on the environment? (Art. 3.5)	N	SEE FIGURE 13 AND 14 – PLAN DOES NOT REQUIRE SEA.

Figure 15-Application of SEA Directive to HNP

**PP in this instance refers to Neighbourhood Plan*

42. Schedule 1 of the SEA Regulations sets out the criteria for determining the likely significance of effects. These are listed in **Figure 16** below along with comments on the extent to which the HNP meets these criteria.

SEA Directive Criteria (Annex II)	Comments	Likely Significant Effect? Y/N
Characteristics of the plan and programmes, having regard in particular, to:		
a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	<p>Once made, HNP will become part of the statutory development plan and will guide the delivery of development within the designated plan area.</p> <p>As set out in Policy 1 of the Greater Norwich Local Plan (GNLP) Part A for Broadland, Norwich, and South Norfolk (2024)²⁵ Hellesdon falls within the Norwich Urban Area under the defined settlement hierarchy.</p> <p>In the GNLP (2024) Part B²⁶ Hellesdon has one strategic site allocated for residential development and open space uses under Policy STR.09 known as Land at the Royal Norwich Golf Club, either side of Drayton High Road, Hellesdon (approx. 48.1Ha). This site will accommodate approximately 1000 homes.</p> <p>In the GNLP (2024) Part B Hellesdon has two urban fringe sites allocated these are Policy B.HD.1 Land at Hospital Grounds, south-west of Drayton Road and Policy B.HD.2 Land adjacent to the existing burial ground, north-east of St. Mary's Church. Policy B.HD.1 is allocated for mixed uses including residential and employment uses. The site will accommodate approximately 300 homes, and E(g) employment uses (14.7ha). Policy B.HD.2 is allocated for an extension to the existing burial ground (1.3ha).</p>	N

²⁵ [Adopted GNLP 2024 STRATEGY final 24-10-18 0.pdf](#)

²⁶ [Adopted GNLP 2024 SITES PLAN final 24-08-02-compressed.pdf](#)

SEA Directive Criteria (Annex II)	Comments	Likely Significant Effect? Y/N
	In terms of the degree to which HNP sets a framework, it does not allocate land for development.	
b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	<p>The Hellesdon Neighbourhood Plan will be adopted alongside the higher order adopted Local Plans and National Planning Policy Framework and form part of the District Council's Development Plans. The Neighbourhood Plan must be in general conformity to the strategic framework and will expand upon some of the Local Plan policies, providing supplementary information on a local scale.</p> <p>It does not have an influence over other plans. However, once made HNP will form part of the statutory development plans for Hellesdon and will be used in conjunction with the current development plans to determine planning applications.</p>	N
c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	<p>One of the Basic Conditions which HNP must meet is to contribute towards sustainable development. Some of the policies within the plan will focus on environmental protection including designating local green spaces and establishing a green grid for enhancing biodiversity and protecting trees. These policies aim to ensure the effects on the environment are minimised within the plan area and promote positive action. Given the non-strategic nature of the HNP this does not have the potential to restrict the delivery of other plans or programmes.</p>	N

SEA Directive Criteria (Annex II)	Comments	Likely Significant Effect? Y/N
d) Environmental problems relevant to the plan or programme	<p>Baseline information relating to HNP was described earlier in this Screening Document. There is one European statutory designated site in the neighbourhood area called the River Wensum. There are also several European Sites within approximately 20km in all directions. These include Broadland, The Broads and Norfolk Valley Fens which falls outside of the West Norfolk District boundary.</p> <p>The plan itself will not specifically allocate land for development and will not exacerbate any significant known environmental problems.</p>	N
e) The relevance of the plan or programme for the implementation of community legislation on the environment (eg plans and programmes linked to waste management or water protection)	The implementation of community legislation is unlikely to be significantly compromised by the Neighbourhood Plan.	N
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to		
a) The probability, duration, frequency, and reversibility of the effects	HNP does not contain any site-specific development proposals that will result in complex, widespread, long lasting, or serious environmental effects.	N
b) The cumulative nature of the effects	As it will not allocate land for development HNP will not lead to any cumulative effects in combination with existing or emerging plans.	N
c) Transboundary nature of effects	The HNP area provides supplementary policy areas on a local scale such as design, The impacts for	N

SEA Directive Criteria (Annex II)	Comments	Likely Significant Effect? Y/N
	transboundary effects beyond the parish are unlikely to be significant.	
d) The risks to human health or the environment (for example, due to accidents)	HNP is unlikely to produce any significant effects to human health or the environment.	N
e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	The HNP area has a total population of around 11,000 (Census 2021). This sits within the context of a total population of 131,700 Broadland district. HNP remains a non-strategic plan and the principle of development that will take place has already been established within the Broadland Local Plan.	N
f) The value and vulnerability of the area likely to be affected due to – <ul style="list-style-type: none"> i. Special natural characteristics or cultural heritage; ii. Exceeded environmental quality standards or limit values; or iii. Intensive land-use 	<p>i) There Is one national statutory natural designations which falls within Hellesdon. Regarding cultural heritage, there Is one statutory listed buildings within the neighbourhood plan area according to the latest data on the Historic England website. As the plan does not allocate land for development it is not anticipated to have likely significant effects on the natural and cultural characteristics of the area. Policies have also been put in place to afford protection in areas of natural and historical importance either through local green space designations, design and non-designated heritage assets.</p> <p>ii) HNP is unlikely to result in exceedance of environmental quality standards, such as</p>	N

SEA Directive Criteria (Annex II)	Comments	Likely Significant Effect? Y/N
	<p>those relating to air, water, and soil quality.</p> <p>iii) HNP is unlikely to bring forward development of an extent that would result in a significant intensification of Local land Use.</p> <p>The emerging HNP does not include site allocations and therefore are not anticipated to have likely significant effects on the parish.</p>	
g) The effects on areas of landscapes which have a recognised national, Community or international protection status	<p>The Neighbourhood Plan Area has a few recognised international, national, or local protection status. The international status is the River Wensum.</p> <p>HNP is not anticipated to have likely significant effects on designated landscapes, it will not allocate land for development, and it contains a few protective polices.</p> <p>The environmental effects on areas of international and national status have been considered and examined through the Local Plan.</p>	N

Figure 16-Likely Significant Effects

SEA Screening Conclusion

43. A Screening Assessment has been undertaken by applying the criteria from the SEA Directive and Schedule 1 of the SEA Regulations to determine whether or not the HNP is likely to have significant environmental effects when assessed against the topics listed in the SEA Regulations.
44. HNP will set out a vision and non-strategic planning policies to shape development in Hellesdon up to 2038. The plan does not allocate sites for development but does to contain policies that protect locally important assets and promotes environmental improvement. Such mitigating policies will compliment those set

out in the local plans. The assessment concludes that this will not result in likely significant effects on the environment.

- 45. On this basis, it is considered that HNP does not have the potential to have significant environmental impacts, and SEA is not required.**

What is a Habitats Regulation Assessment?

46. A Habitats Regulations Assessment (HRA) is the process by which a ‘competent authority’ is required to assess the potential impacts of plans and projects (such as Local Plans, Neighbourhood Plans or development proposals put forward in planning applications) on International Sites in accordance with Article 6 (3) of the EU Habitats Directive and Regulation 61 of the [Conservation of Habitats and Species Regulations 2017 \(as amended\)](#). A competent authority, such as the Local Planning Authority, must determine if a plan or project may affect the protected features set out in the Conservation Objectives of an International habitat site before deciding whether to undertake, permit or authorise it.

What are the International (European) Designated Sites?

47. There are three types of International Sites designations:

- **Ramsar:** Ramsar sites are wetlands of international importance, designated under the Ramsar Convention on Wetlands²⁷.
- **Special Area of Conservation (SAC):** Areas which have been given special protection for a variety of wild animals, plants and habitats.
- **Special Protection Area (SPA):** Identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within EU countries.

Screening

48. To fulfil the legal requirements if likely significant effects will occur with the implementation of the HNP upon the International Sites (Natura 2000 sites) an initial screening assessment has been undertaken which is the first stage of the HRA process. If any likely significant effects on International Sites will occur then the screening is followed by an appropriate assessment (second stage of the HRA process) which needs to consider these impacts in more detail and what mitigation measures, if any, can be achieved to address these²⁸.

49. The purpose of the Screening stage is to:

- Identify all features of the HNP that would have **no effect** on an International/European site. These features can be eliminated from further consideration in respect of this and other plans.
- Identify all aspects of the HNP that would **not be likely to have a significant effect** on an International/European site (i.e. would have some effect because of

²⁷ The Ramsar Convention on Wetlands is an international treaty for the conservation and sustainable use of wetlands. It is named after the city of Ramsar in Iran, where the Convention was signed in 1971. It came into force in 1975.

²⁸ [Habitats regulations assessments: protecting a European site - GOV.UK \(www.gov.uk\)](#)

links/connectivity but the effect is not significant), either alone or in combination with other aspects of the same plan or other plans or projects. These do not require 'Appropriate Assessment'.

- Identify those aspects of the HNP where it is **not possible to rule out the risk of significant effects** on a European site, either alone or in combination with other plans or projects. This provides a clear scope for the parts of the plan that will require Appropriate Assessment.

Case Law and the Interpretation of 'likely significant effects'

50. Before undergoing the assessment, it is useful to reflect on relevant case law to help interpret when effects should be considered as a likely significant effect, when carrying out HRA of a neighbourhood plan. In the Waddenzee case²⁹ the European Court of Justice ruled on the interpretation of Article 6(3) of the Habitats Directive (translated into Reg. 105 in the Conservation of Habitats and Species Regulations 2017³⁰):

"An effect should be considered 'likely', 'if it cannot be excluded, on the basis of objective information, that it will have a significant effect on the site" (paragraph 45). An effect should be considered 'significant', "if it undermines the conservation objectives" (paragraph 48). Where a plan or project has an effect on a site "but is not likely to undermine its conservation objectives, it cannot be considered likely to have a significant effect on the site concerned" (paragraph 47)."

51. As well as this another relevant opinion delivered to the Court of Justice of the European Union stated: *"The requirement that an effect in question be 'significant' exists in order to lay down a de minimis threshold. Plans or projects that have no appreciable effect on the site are thereby excluded. If all plans or projects capable of having any effect whatsoever on the site were to be caught by Article 6(3), activities on or near the site would risk being impossible by reason of legislative overkill (Paragraph 48)l."*³¹

52. This opinion on the interpretation of significant effects in the 'Sweetman' case allows for the authorisation of plans and projects whose possible effects, alone or in combination, can be considered 'trivial' or de minimis; referring to such cases as those "that have no appreciable effect on the site". In practice such effects could be screened out as having no likely significant effect – they would be 'insignificant'. The HRA Screening assessment therefore considers whether the

²⁹ Case C-127/02 Landelijke Vereniging tot Behoud van de Waddenzee and Nederlandse Vereniging tot Bescherming van Vogels v Staatssecretaris van Landbouw, Natuurbeheer en Visserij. Directive 92/43/EEC – Conservation of natural habitats and of wild flora and fauna – Concept of 'plan' or 'project' – Assessment of the implications of certain plans or projects for the protected site

Source: [EUR-Lex - 62002CJ0127 - EN - EUR-Lex](#)

³⁰ [The Conservation of Habitats and Species Regulations 2017](#)

³¹ Case C-258/11 Peter Sweetman Ireland Attorney General Minister for the Environment, Heritage and Local Government v An Bord Pleanála (Reference for a preliminary ruling from the Supreme Court (Ireland)) (Environment – Special conservation areas – Assessment of the impact of a plan or project on a protected site – Adverse effect on the integrity of the site). Source: [CURIA - Documents](#)

Pre-Submission Draft of Hellesdon Neighbourhood Plan and its policies could have likely significant effects either alone or in combination.

Assessment

53. Firstly, it is established practice in HRA to identify any International/European Sites that could possibly be affected within the area covered by the plan proposal or project and other sites that may be affected beyond this area. In this screening assessment the area screened was the HNP designated area as well as a distance of 20 kilometres (km) taken from the centre of HNP as shown in **Figure 18**. A distance of 20 kilometres from the centre point of the HNP area was used in the first instance because this has been agreed with Natural England for the relevant Local Plans HRAs in this region³² and is considered precautionary. In line with HRA requirements, the application of a 20-kilometre buffer is considered a highly precautionary distance with relation to potential impacts to the surrounding area.
54. The assessment also considers areas that may be functionally linked to the International/European sites. The term ‘functional linkage’ refers to the role or ‘function’ that land or sea beyond the boundary of a European site might fulfil in terms of ecologically supporting the populations for which the site was designated or classified. Such land is therefore ‘linked’ to the European site in question because it provides an important role in maintaining or restoring the population of qualifying species at favourable conservation status³³.
55. Whilst the boundary of an International/European site will usually be drawn to include key supporting habitat for a qualifying species, this cannot always be the case where the population for which a site is designated or classified is particularly mobile. Individuals of the population will not necessarily remain in the site all the time. The mobility of qualifying species is considerable and may extend so far from the key habitat that forms the designated area (SAC or SPA) that it would be entirely impractical to attempt to designate or classify all of the land or sea that may conceivably be used by the species.
56. In the HNP area it was found that there was one designated International/European sites. This screening assessment has also considered the impact on International Sites within a 20km radius of the HNP area as an in-combination assessment (**Figure 17**). The point for measuring 20km has been taken from the centre of HNP as shown in **Figure 18**. A number of International Sites are shown to be located within 20km radius of the HNP area including:

³²Greater Norwich Local Plan HRA Interim Report 2018. Source. [Microsoft Word - E16845 GNLP Interim HRA of GNLP Issues and Options v3 2017-12-06 issue](#)

³³ [Functional linkage: How areas that are functionally linked to European sites have been considered when they may be affected by plans and projects - a review of authoritative decisions - NECR207 \(naturalengland.org.uk\)](#)

Special Areas of Conservation	Special Protection Areas	Ramsar Sites
<ul style="list-style-type: none"> • Broadland • The Broads • Norfolk Valley Fens • River Wensum 	<ul style="list-style-type: none"> • Broadland • The Broads 	<ul style="list-style-type: none"> • Broadland • The Broads

Figure 17- Table of the International Designated Wildlife Sites within 20km radius of HNP

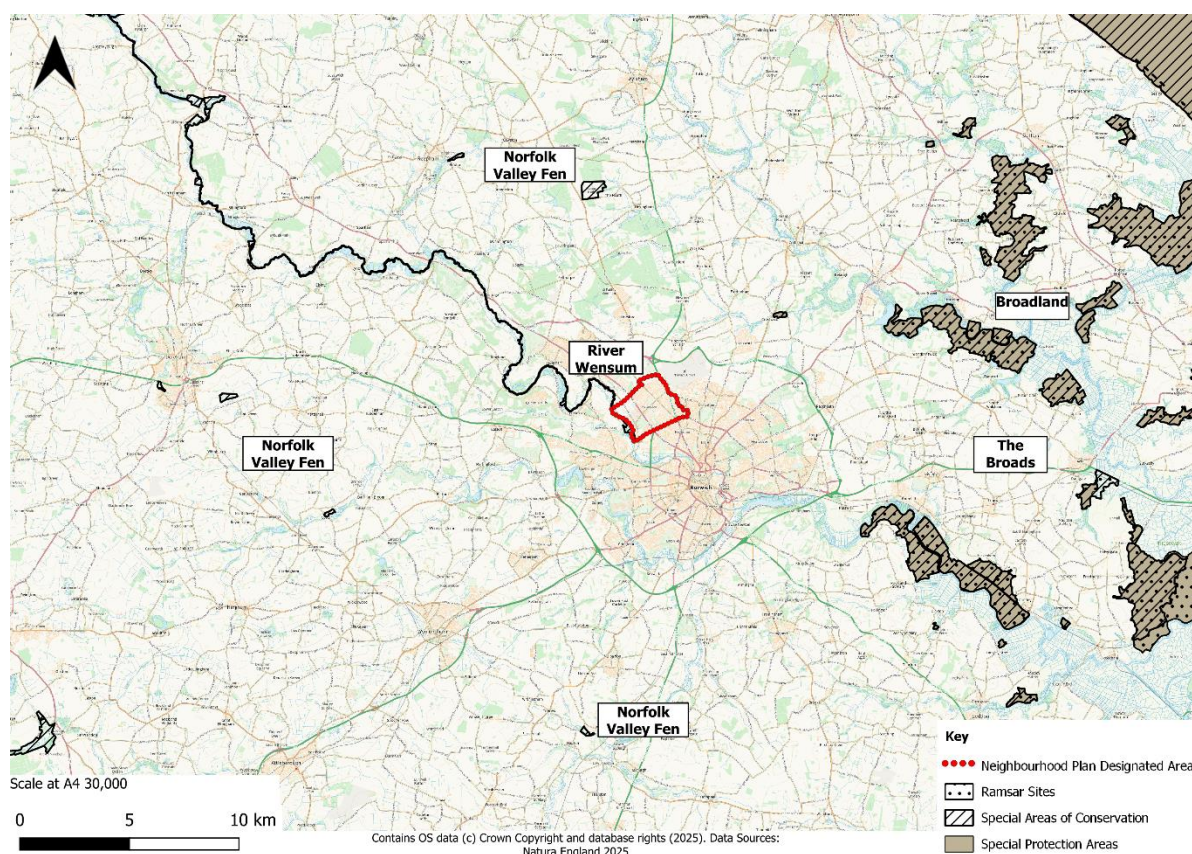


Figure 18- Map of the International Designated Wildlife Sites within 20km radius of HNP

57. Natural England provides detailed information about the European Sites with reference to Standard Data Forms for the SPA sites and Natural England's Site Improvement Plans³⁴. Natural England's conservation objectives³⁵ for the SPA sites have also been reviewed when writing this report. These state that site integrity must be maintained or restored by maintaining or restoring the habitats of qualifying features, the supporting processes on which they rely, and populations of qualifying species.

58. As required under Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (as amended), an assessment has been undertaken of the potential 'likely significant effects' of the plan. The assessment has been prepared in order to identify which policies would be likely to have a significant effect on

³⁴ [Natural England Access to Evidence - Site Improvement Plans: East of England](#)

³⁵ [Natural England Access to Evidence - Conservation Objectives for European Sites](#)

European sites. The Screening assessment has been conducted without taking mitigation into account, in accordance with the ‘People Over Wind’ judgment which took place in April 2018³⁶. The judgment clarified that when making screening decisions for the purposes of deciding whether an appropriate assessment is required, competent authorities cannot take into account any mitigation measures in neighbourhood plans, permissions in principle and certain development orders³⁷.

59. Each European site has a set of interest features which are the ecological features for which the site is designated or classified, and the features for which Member States should ensure the site is maintained or where necessary restored. European sites are at risk if there are possible means by which any aspect of a plan or project can, when being taken forward for implementation, pose a potential threat to the wildlife interest of the sites. This is often referred to as the ‘impact pathway’. Potential impact pathways causing significant effects are:

- Physical loss or damage to habitat;
- Non-physical disturbance (noise, vibration and light pollution);
- Pollution Impacts (Air, Non-toxic contamination, Wastewater) ;
- Recreational pressure;
- Increased pressure on water resources
- Urban effects

HRA Impacts Screening

60. A risk-based approach involving the application of the precautionary principle was adopted in the assessment, such that a conclusion of ‘no likely significant effect’ (LSE) would only be reached where it was considered unlikely, based on current knowledge and the information available, that a HNP policy would have a significant effect on the integrity of a European site. HNP does not allocate land for development and therefore will not directly result in an increase in the number of new dwellings within the vicinity of European Sites. A summary of findings linked to potential impact pathways are considered in **Figure 19** and an assessment of potential impacts of the draft policies contained within HNP is provided in **Figure 20**.

Impact Pathway	Findings
Physical loss or damage to habitat	Habitat loss from development in areas outside of the European site boundaries may result in likely significant effects where that habitat contributes towards maintaining the interest feature for which the European site is designated. This includes land which may provide offsite movement corridors such as sheltering

³⁶³⁶ The Court of Justice of the European Union delivered its judgment in [Case C-323/17 People Over Wind & Peter Sweetman v Coillte Teoranta](#) (‘People over Wind’).

³⁷ GOV. Para 009 . Source: [Appropriate assessment - GOV.UK \(www.gov.uk\)](#)

Impact Pathway	Findings
	<p>habitat for mobile species Including birds, bats and fish. European sites susceptible to the indirect effects of habitat loss are restricted to those with qualifying species that rely on offsite habitat.</p> <p>As HNP is not allocating any sites for development in the area it is considered there will be no likely significant effects of physical loss or damage to a habitat and is screened out of the assessment.</p>
Non-physical disturbance (noise, vibration and light pollution)	<p>Non-physical disturbance effects such as noise and vibration are most likely to disturb bird species and thus are a key consideration with respect to potential effects on European sites where birds are the qualifying features. Light pollution from artificial lighting at night also has the potential to affect species where it occurs in close proximity to key habitat areas, such as key roosting sites of SPA birds.</p> <p>It has been assumed that the effects of non-physical disturbances are most likely to be significant within a distance of 500 metres from the source.</p> <p>The River Wensum (SAC) falls within the Neighbourhood Area. However, the other SAC/SPA/Ramsar Sites are located significantly more than 500 metres from the Neighbourhood Plan area and therefore is not considered susceptible to non-physical disturbance from development in the HNP area.</p> <p>As HNP is not allocating any sites for development in the area it is considered there will be no likely significant effects of non-physical disturbance to a habitat and is screened out of the assessment.</p>
Non-toxic contamination	<p>A non-toxic environment is understood to be an environment that is free from chemical pollution and of exposures to hazardous chemicals at levels that are harmful to human health and to the environment. An example of non-toxic contamination in the environment is the creation of dust from human activities such as road transport, construction and industry³⁸. Dust can smother terrestrial habitats, preventing natural processes, and an increased sediment can potentially affect the aquatic habitats/species.</p>

³⁸ [Monitoring ambient air: particulate matter - GOV.UK](#)

Impact Pathway	Findings
	<p>As HNP is not allocating any sites for development in the area it is considered there will be no likely significant effects of non-contamination and is screened out of the assessment.</p>
<p>Air pollution</p>	<p>There are number of atmospheric pollutants which can result in direct or indirect impacts to Habitats sites. These impacts are usually caused when the qualifying features are plants, soils and wetland habitats. However, some species may also be indirectly impacted from air pollution causing changes in habitat composition.</p> <p>Around the world the primary contributors to atmospheric pollution is transport and industry related activities³⁹. The main pollutants to atmospheric pollution are considered to be oxides of nitrogen (NOx) or sulphur dioxide (SO2)⁴⁰. In England, road transport is a major source of emissions of nitrogen oxides contributing to 30% of emissions in 2022 alone. It has been stated that excess deposition of nitrogen (NOx) compounds may lead to a cascade of environmental problems including both soil and freshwater acidification, the reduction of biodiversity (Zhang et al; 2021⁴¹) and cause eutrophication of soils and water affecting nutrient levels and reducing the diversity of species in sensitive environments⁴².</p> <p>Based on the 2019 Highways England Design Manual for Road and Bridges (DMRB) LA 105 Air quality⁴³ (which sets out the requirements for assessing and reporting the effects of highway projects on air quality), the report states that an assessment of the impact of pollutant concentrations on sensitive receptors should be done within 200m from the road itself.</p> <p>As HNP is not allocating any sites for development in the area it is considered there will be no likely significant effects of air pollution on the European Sites and is screened out of the assessment.</p>
<p>Recreational pressure</p>	<p>Recreational activities can result in significant effects on European sites. European sites with qualifying bird species are likely to be particularly susceptible to recreational disturbances from walking, dog walking, angling, off-road vehicles and motorbikes, wildfowling, and water sports. In addition, recreation</p>

³⁹ [Air quality, energy and health](#)

⁴⁰ [Emissions of air pollutants in the UK - Summary - GOV.UK](#)

⁴¹ [Atmospheric nitrogen deposition: A review of quantification methods and its spatial pattern derived from the global monitoring networks - ScienceDirect](#)

⁴² [Emissions of air pollutants in the UK - Background - GOV.UK](#)

⁴³ [LA 105 - Air quality \(standardsforhighways.co.uk\)](#)

Impact Pathway	Findings
	<p>can physically damage habitat as a result of trampling, fire or vandalism and also through erosion associated with terrestrial activities.</p> <p>Each European site will typically have a 'Zone of Influence' (ZOI) within which increases in population would be expected to result in likely significant effects. Zones of influence are areas from within which it is deemed there will be likely significant effects arising from additional residents living within the zone and travelling to European sites for recreation. This determines where new development may result in changes in recreation and therefore where mitigation will be necessary.</p> <p>ZOIs were developed for the Greater Norwich Growth Area by setting a series of distance bands around European sites based upon the distance beyond the site boundary which might conceivably be impacted by development within the distributional alternatives, through three main pathways. The ZOI for the European Sites were set at a 1km, 8km and 20km distance In the GNLP HRA. The sites within 20km to the HNP Include:</p> <ul style="list-style-type: none"> • Broadland • The Broads • Norfolk Valley Fens <p>HNP is not allocating any sites so a full HRA should be ruled out at this stage.</p>
<p>Changes to hydrology, including water quantity and quality</p>	<p>An increase in demand for water abstraction and treatment resulting from any growth proposed in the HNP area could result in changes in hydrology at European sites. Depending on the qualifying features and particular vulnerabilities of the European sites, this could result in likely significant effects, for example, due to changes in environmental or biotic conditions, water chemistry and the extent and distribution of preferred habitat conditions.</p> <p>The HNP does not allocate any development and does not have influence over any development outside of the HNP designated area. Therefore, no likely significant effects will occur from HNP as a result of changes to hydrology either alone or in-combination with other plans and policies.</p>

Figure 19-Summary of Impact Pathways

Policy	Description	Likely Significant Effects (LSE)	Recommendation at Screening Stage
Policy 1: Hellesdon Greengrid	Policy setting out biodiversity enhancements. Policy setting out detail/criteria on protecting existing trees and hedgerows in the parish, replacement trees and new tree planting.	No LSE – protective policy	None. This policy does not trigger the need for an appropriate assessment (HRA Stage 2) to be undertaken
Policy 2: The Hellesdon Community Grid	. Policy focusing on walking and cycling. Development proposals should have particular regard to Improved safety and Hellesdon Design Guide.	No LSE – policy is qualitative and does not promote development	None. This policy does not trigger the need for an appropriate assessment (HRA Stage 2) to be undertaken
Policy 3: High-Quality Residential Neighbourhoods	Policy ensures that new residential development in the Plan area incorporates characteristics that local people feel strongly about and that will help to create high quality neighbourhoods. It seeks to ensure that the high quality of life enjoyed by existing and future residents can be maintained through intelligent and sympathetic urban design and architecture. Developers need to have a regard to Hellesdon Design Guide.	No LSE – policy is qualitative and does not promote development	None. This policy does not trigger the need for an appropriate assessment (HRA Stage 2) to be undertaken.
Policy 4: Vehicle Parking	The policy is to ensure that sufficient 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.	No LSE – policy is qualitative and does not promote development	None. This policy does not trigger the need for an appropriate assessment (HRA Stage 2) to be undertaken.

Policy	Description	Likely Significant Effects (LSE)	Recommendation at Screening Stage
Policy 5: Accessible Play Spaces	Policy 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.	No LSE – does not promote development	None. This policy does not trigger the need for an appropriate assessment (HRA Stage 2) to be undertaken
Policy 6: Housing for People	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.	No LSE – does not promote development but relates to qualitative criteria for development	None. This policy does not trigger the need for an appropriate assessment (HRA Stage 2) to be undertaken
Policy 7: Important Views	Protection of important local views means proposals must demonstrate that development is sited and designed to be of a form and scale which avoids harm to the views.	No LSE – protective policy	None. This policy does not trigger the need for an appropriate assessment (HRA Stage 2) to be undertaken
Policy 8: Local Green Spaces	Protection of green spaces of local importance from future development.	No LSE – supports retention of green open spaces, conserving the natural environment	None. This policy does not trigger the need for an appropriate assessment (HRA Stage 2) to be undertaken
Policy 9: Community Facilities	Policy protects several community facilities.	No LSE – does not promote development	None. This policy does not trigger the need for an appropriate assessment (HRA Stage 2) to be undertaken
Policy 10: Buildings of Local Importance	Policy protects a number of buildings and structures of local importance that are valued for their historic significance, architectural distinctiveness and social / cultural value.	No LSE – policy is qualitative and does not promote development	None. This policy does not trigger the need for an appropriate assessment (HRA Stage 2) to be undertaken.

Figure 20- HRA Screening Assessment

HRA Screening Conclusion

61. Broadland and South Norfolk District Council ran the Strategic Environmental Assessment and Habitats Regulations Assessment Screening Consultation with the Statutory Environmental Bodies (SEBs) between 14th February and 24th March 2025. The statutory environmental bodies responses (SEBS) can be read in full in **Appendix A**. In conclusion, the District Council and SEBS agree that a full SEA and HRA is not required for the Hellesdon NP.



Richard Squires
South Norfolk and Broadland Council
Horizon Business Centre Peachman
Way, Broadland Business Park
Norwich
NR7 0WF

Our ref: AE/2025/130327/01-L01
Your ref: Hellesdon NHP
Date: 12 March 2025

Dear Richard

**HELLEDON NEIGHBOURHOOD PLAN UPDATE - SEA & HRA SCREENING
REPORT**

MIDDLETONS LANE, NORWICH NR6 5SR

Thank you for consulting us on the Strategic Environmental Assessment Screening Report for the Hellesdon Neighbourhood Plan. This plan does not allocate any sites for development.

Flood Risk

Based on a review of environmental constraints for which we are a statutory consultee, we find that there are areas of fluvial flood risk and watercourses within the neighbourhood plan area. In particular, we note that the boundary does extend into areas of Flood Zones 2 and 3 of the designated main River Wensum.

On the basis that future development is steered away from the sensitive aspects of the environment highlighted, we do not consider there to be potential significant environmental effects relating to these environmental constraints. Nevertheless, we recommend the inclusion of relevant policies to cover the management of flood risk. Allocation of any sites and any windfall development delivered through the Plan period should follow the sequential approach. National Planning Policy Framework (NPPF) paragraphs 172-174 sets this out.

Water Quality

We have identified that the Plan area boundary includes the Whitlingham Waste Water Treatment Works (WwTW) which are currently operating close to or exceeding its permitted capacity.

Providing the plan does not allocate sites for growth development across the Plan period, we do not have any significant concerns. We would still expect to see consideration for any windfall developments captured in a relevant policy for Water Quality in the catchment of the Plan Area and serving WRC.

Biodiversity Net Gain (BNG)

On 12 February 2024, Biodiversity Net Gain (BNG) became mandatory under [Schedule 7A of the Town and Country Planning Act 1990 \(as inserted by Schedule 14 of the Environment Act 2021\)](#). This means that unless exempt, Developers must deliver a net gain in biodiversity of at least 10%. Consequently, a development will result in more or better-quality natural habitat than there was before development.

When a development seeks planning permission from the Local Authority, it needs to confirm whether the development is exempt from BNG.

If it is not exempt, the developer will need to provide information about how it is intended to meet the BNG target, including details of proposed significant on-site enhancements.

There are 3 ways a developer can achieve BNG.

1. They can create biodiversity on-site (within the red line boundary of a development site).
2. If developers cannot achieve all of their BNG on-site, they can deliver through a mixture of on-site and off-site. Developers can either make off-site biodiversity gains on their own land outside the development site, or buy off-site biodiversity units on the market.
3. If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This should be a last resort. The government will use the revenue to invest in habitat creation in England.

Where development falls within 10m of a watercourse, a watercourse metric should be applied to the assessment.

We note that this Neighbourhood Plan does not have any allocated sites for development, however the above advice should still be considered for any planning applications submitted.

For further information on Biodiversity Net Gain (BNG), such as when developments are exempt, there are details available on [Understanding biodiversity net gain - GOV.UK](#).

Other Constraints

The Parish should also be aware that it's boundary is also in close proximity to the River Wensum Special Area of Conservation (SAC) and a Control of Major Accident Hazards (COMAH) site.

Informative

We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, Historic England and Forestry Commission we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: [How to consider the environment in Neighbourhood Plans - Locality Neighbourhood Planning](#)

We trust this advice is useful.

Yours sincerely

Mr Jack Saunders
Sustainable Places - Planning Advisor

Historic England

From: [James, Edward](#)
To: [Neighbourhood Plans](#)
Subject: Re: Hellesdon Neighbourhood Plan update - SEA & HRA screening report
Date: 21 March 2025 17:45:11
Attachments: [image001.png](#)
[Outlook-szmef2un.png](#)

Dear Richard,

Thank you for inviting Historic England to comment on this consultation. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. Therefore we welcome this opportunity to review the Screening Report for this plan. For the purposes of this consultation, Historic England will confine its advice to the question, "Is it (the Hellesdon Neighbourhood Plan) likely to have a significant effect on the historic environment?". Our comments are based on the information supplied with the Screening Opinion.

The Screening Report indicates that the Council considers that the plan will not have any significant effects on the historic environment. We note that the plan does not propose to allocate any sites for development.

On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required.

The views of the other two statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made.

I should be pleased if you can send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.

We should like to stress that this opinion is based on the information provided by you with your correspondence. To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SEA process and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the plan) where we consider that, despite the SEA, these would have an adverse effect upon the environment.

Historic England strongly advises that the conservation and archaeological staff of the relevant local authorities are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the Historic Environment Record (HER), how the allocation, policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Please note that I am leaving my current role on the 16th March. Please contact eastplanningpolicy@historicengland.org.uk if you have any queries.

Kind regards,

Edward

Edward James
Historic Places Adviser – East of England

Date: 21 March 2025
Our ref: 503230
Your ref: Hellesdon Neighbourhood Plan

Mr Richard Squires
South Norfolk & Broadland Councils

BY EMAIL ONLY

neighbourhoodplans@southnorfolkandbroadland.gov.uk



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T 0300 060 3900

Dear Mr Squires

Hellesdon Neighbourhood Plan 2025-2038 - SEA & HRA Screening Report Consultation

Thank you for your consultation on the above dated and received by Natural England on 14 February 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

It is Natural England's advice, on the basis of the material supplied with the consultation, that:

- significant effects on statutorily designated nature conservation sites or landscapes are unlikely; and,
- significant effects on Habitats sites¹, either alone or in combination, are unlikely.

The proposed neighbourhood plan is unlikely to significantly affect any Site of Special Scientific Interest (SSSI), Marine Conservation Zone (MCZ), Special Areas of Conservation (SAC), Special Protection areas (SPA), Ramsar wetland or sites in the process of becoming SACs or SPAs ('candidate SACs', 'possible SACs', 'potential SPAs') or a Ramsar wetland. The plan area is unlikely to have a significant effect on a National Park, Area of Outstanding Natural Beauty or Heritage Coast, and is unlikely to impact upon the purposes for which these areas are designated or defined.

Guidance on the assessment of Neighbourhood Plans, in line with the Environmental Assessment of Plans and Programmes Regulations 2004 is contained within the [Planning Practice Guidance](#). This identifies three triggers that may require the production of an SEA:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

Natural England does not hold information on the location of significant populations of protected

¹ Habitats sites are those referred to in the [National Planning Policy Framework](#) (Annex 2 - glossary) as "any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites".

species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require an SEA. Further information is included in Natural England's [standing advice](#) on protected species.

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an SEA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a SEA is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If a SEA is required, Natural England must be consulted at the scoping and environmental report stages.

Please send any new consultations, or further information on this consultation to consultations@naturalengland.org.uk

Yours sincerely

Sally Wintle
Consultations Team

Hellesdon Neighborhood Plan 2025-2038



**Statement of Basic Conditions
Submitted under Regulation 15 (2) of the
Neighbourhood Planning (General) Regulations 2012
(as amended)
October 2025**

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Section 1: Introduction

1. This Statement of Basic Conditions forms part of the submission documents required under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended). This statement has been prepared by [Collective Community Planning](#) on behalf of Hellesdon Parish Council to accompany the Hellesdon Neighbourhood Plan 2025-2038 (HNP). The purpose of the statement is to demonstrate that HNP meets the legal requirements for a Neighbourhood Plan and the five basic conditions as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, as applied to Neighbourhood Plans by Section 38A of the Planning and Compulsory Purchase Act 2004.
2. The five basic conditions that a neighbourhood plan is expected to meet are:
 - a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Plan;
 - b) The making of the Neighbourhood Plan contributes to the achievement of sustainable development;
 - c) The making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - d) The making of the Neighbourhood Plan does not breach, and is otherwise compatible with EU obligations; and
 - e) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the plan.
3. There is one prescribed basic condition for Neighbourhood Plans, in relation to e) above, that *“the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007), either alone or in combination with other plans or projects”*.
4. This statement confirms that:
 - The legal compliance requirements have been met (section 2);
 - HNP has had due regard to national policies and advice contained in guidance issued by the Secretary of State (Section 3);
 - HNP contributes towards sustainable development (Section 4);
 - HNP is in general conformity with the strategic policies contained in the local plans for Broadland District Council (Section 5).
 - HNP does not breach and is otherwise compatible with EU obligations, and that its making is not likely to have a significant effect on the environment, either alone or in combination with other plans or projects (Section 6); and
 - HNP meets the prescribed conditions for Neighbourhood Plans (Section 7).
5. The Hellesdon Neighbourhood Plan 2025–2038 represents a review of the original Plan, which was made in 2017. This review has been undertaken to ensure that the Neighbourhood Plan remains up to date, effective and consistent with changes in the wider planning framework. The National Planning Policy Framework (NPPF) was

revised in December 2024, and the Greater Norwich Local Plan (GNLP) was adopted in March 2024, both of which introduce updated strategic priorities for sustainable growth and environmental protection across the area.

6. The review process has also drawn upon new proportionate evidence prepared specifically for Hellesdon, including a Housing Needs Assessment (2024) and the Hellesdon Design Codes and Guidance (2024), as well as the updated Local Green Space and Non-Designated Heritage Asset Assessments. Together, these documents provide a strengthened and locally distinctive evidence base.
7. In line with Planning Practice Guidance (Paragraph: 084 Reference ID: 41-084-20190509), this review focuses on those policies where an update is necessary, while retaining the overall structure, vision and scope of the 2017 Plan. The review therefore constitutes a modification rather than a complete replacement, ensuring the Plan continues to meet the Basic Conditions and remains an effective part of the Development Plan for Broadland District.

Section 2: Legal and Regulatory Compliance

8. HNP has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (as amended). The plan also has regard to policies within the National Planning Policy Framework (NPPF) and guidance from the National Planning Practice Guidance (NPPG). The NPPG largely reflects the Regulations, providing further guidance as to how such requirements can be met.
9. HNP is a neighbourhood plan for the parish of Hellesdon within Broadland District. The parish already has an adopted neighbourhood plan, and this is a review of that plan. The qualifying body for HNP is the Parish Council. HNP includes a map of the designated area, see **Figure 1** of this report.
10. HNP sets out policies in relation to development and the use of land in the designated neighbourhood area, and which has been prepared in accordance with the statutory provisions. Initial consultations had due regard to guidance whilst the Regulation 14 (Pre-Submission) consultation was consistent with the specific regulatory requirements, as detailed in the Consultation Statement.
11. HNP covers the period 2025-2038 which is in general conformity with the timeframes for the strategic policies in the relevant Local Plans for Broadland District (2018-2038).
12. HNP does not include provision of development types that are excluded development, such as minerals and waste matters, nationally significant infrastructure projects or other prescribed development under Section 61K of the Town and Country Planning Act 1990.

Section 3: Due Regard to the NPPF

13. National planning policy is set out in the NPPF. The version relevant to this plan was published in December 2024. HNP has been prepared with the policies and guidance contained within the NPPF at its core. The NPPF sets out more specific guidance on neighbourhood plans at Paragraphs 29 to 31, but there is relevant policy throughout other parts of the NPPF.
14. **Figure 2** demonstrates how HNP has had regard to national policy by cross referencing its policies against national policy and guidance. It should be noted that the table is not exhaustive and there may be other cross-references that are not included.

Figure 2: National Planning Policy Framework

HNP	NPPF (and PPG) Cross References	Comments
Policy 1: Hellesdon Greengrid	<p>NPPF</p> <ul style="list-style-type: none"> • Para 8c • Section 11 Making effective use of land Para 125 • Section 12 Achieving well-designed places, Para 131-136 • Section 15 Conserving and enhancing the natural environment Para 180, 185 <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p>Green Infrastructure- Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721</p> <p>Natural Environment Para: 020, 021, 022 Reference ID: 8-020-20190721</p>	<p>Policy 1 requires the protection and enhancement of local biodiversity in Hellesdon and supports proposals which take actions to conserve and incorporate biodiversity features into developments.</p> <p>Policy 1 also sets out detail on how proposals must deal with existing trees, replacement trees or new trees.</p> <p>For enhancing and protection biodiversity, Policy 1 conforms to the NPPF and PPG since Para 187 states planning policies should contribute to protecting and enhancing sites of biodiversity value and minimising impacts on and providing net gains for biodiversity. Promoting the enhancement or restoration of priority habitats, ecological networks and species also allows opportunities for securing measurable net gain for biodiversity (Para 185b).</p> <p>Regarding trees, Policy 1 conforms to the NPPF since the NPPF makes note how trees make an important contribution to the character and quality of environments and can help mitigate and adapt to climate change. Para 136 states how planning policies should take opportunities to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Para 187 states planning policies should recognise the intrinsic character of the countryside and wider benefits including trees and woodland.</p>

HNP	NPPF (and PPG) Cross References	Comments
Policy 2: Hellesdon Community Grid	NPPF Section 9 Promoting sustainable transport Para 109	<p>Policy 2 sets out detail for new development proposals including major proposals when it comes to walking and cycling routes.</p> <p>The policy states that new development proposals need to have regard to the Hellesdon Design Codes and Guidance Document including speed and safety.</p> <p>New developments should promote green links to connect with existing neighbourhoods and where reasonable include improvements to support the delivery of the Greater Norwich Local Cycling and Walking Infrastructure Plan.</p> <p>Major developments should take reasonable opportunities to promote and enhance public transport, improve public transport waiting facilities, suitable road layouts and demonstrate safe, attractive and convenient walking/cycling routes to local services and facilities.</p> <p>Accessibility for people with limited mobility must also be considered.</p> <p>The NPPF Para 109 states how transport issues should be considered from the earliest stages of plan making so that for example 109e opportunities to promote walking, cycling and public transport use are identified and pursued. The policy conforms with the NPPF by setting out expectations to improve accessibility to walking and active travel links in the parish.</p>
Policy 3: High Quality Residential Neighbourhoods	NPPF Para 8c - Section 3- Plan making Para 29	Policy 3 states all developments will be expected to be in general conformity with the Hellesdon Design Codes and Guidance Document (2024). The policy sets out criteria from the design code which is especially important to the area.

HNP	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> - Section 12 Achieving well-designed places, para 131-135 - Section 14 Meeting the challenge of climate change, flooding, and coastal change Para 157, 158 <p>Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001</p> <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p>Flooding- PPG Paragraph: 063 Reference ID: 7-063-20140306</p>	<p>Development proposals should conform with the Secured by Design principles to reduce prospects of crime.</p> <p>Development proposals should seek to incorporate the four pillars of Sustainable Drainage Systems (SuDS) into landscaping and ecological schemes ensuring they are multi-functional and are appropriate to the scale and nature of the development.</p> <p>Policy 3 conforms to the NPPF and PPG by setting out a clear design vision to meet local aspirations for the HNP and the expectation applications are to follow. The NPPF (December 2024) Para 132 states that design codes can be prepared at a neighbourhood scale and can carry weight in design making. They should be produced either as part of a plan or as supplementary planning documents.</p> <p>Policy 3 conforms with the NPPF Para 158 which states how plans should take a proactive approach to mitigate and adapt to climate change taking in account flood risk.</p>
Policy 4: Vehicle Parking	<p>NPPF</p> <ul style="list-style-type: none"> - Section 12 Achieving well-designed places, para 131-135 <p>Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001</p>	<p>Policy 4 sets out detail in regard to parking and how this must be in accordance with Norfolk County Council's 'Parking Guidelines for new developments in Norfolk' (2022) and Hellesdon Design Codes and Guidance Document (2024).</p> <p>Policy 3 conforms to the NPPF and PPG by setting out a clear design vision to meet local aspirations for the HNP and the expectation applications are to follow. The NPPF (December 2024) Para 132 states that design codes can be</p>

HNP	NPPF (and PPG) Cross References	Comments
		<p>prepared at a neighbourhood scale and can carry weight in design making. They should be produced either as part of a plan or as supplementary planning documents.</p>
<p>Policy 5: Accessible Play Spaces</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Section 8 Promoting healthy and safe communities Para 96 <p>PPG</p> <p>Healthy and safe communities Para 003</p>	<p>Policy 5 sets out expectations from new formal recreational play facilities and play space. Play equipment should be accessible, inclusive for all abilities and of a high quality.</p> <p>Policy 5 conforms with the NPPF which sets out that planning policies should aim to achieve healthy, inclusive and safe places which promote social interaction including opportunities for meetings between people who might not otherwise come into contact with each other. Places which are safe and accessible such as high-quality public space.</p> <p>Policy 5 conforms with the PPG 003 which states that a healthy place supports and promotes healthy behaviours and environments and a reduction in health inequalities for all ages. A healthy place is one that is inclusive and promotes social interaction. The National Design Guide sets out further detail on promoting social interaction through inclusive design including guidance on tenure neutral design and spaces that can be shared by all residents. It meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly elderly population and those with dementia and other sensory or mobility impairments.</p> <p>Policy 5 wishes to contribute to the creation of a healthy place in Hellesdon</p>

HNP	NPPF (and PPG) Cross References	Comments
		by ensuring play spaces are accessible for children with all abilities.
Policy 6: Housing for People	<p>NPPF</p> <ul style="list-style-type: none"> - Para 8, Para 11, - Section 5 (Delivering a sufficient supply of homes) Para 61-63 <p>Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722</p>	<p>Policy 6 provides additional local detail that will help ensure housing development meets the needs of the community based on the proportionate evidence base produced for the Neighbourhood Plan in line with consultation with the community.</p> <p>This policy conforms with the NPPF Para 61-63 which sets out how planning policies should reflect the different needs regarding size, type, and tenure in the community.</p>
Policy 7: Protection of Important Views	<p>NPPF</p> <ul style="list-style-type: none"> - Section 3 Plan-making Para 29 - Section 12 Achieving well-designed places Para 131-135 - Section 15 Conserving and enhancing the natural environment Para 187 <p>PPG Paragraph: 036 Reference ID: 8-036-20190721</p>	<p>The policy sets out two important local views which have been identified in the parish. Proposals that would significantly harm these views will not be supported.</p> <p>In the NPPF and PPG the intrinsic character and beauty of the countryside is recognised and the PPG states that it is important to identify policies where landscapes have a particular local value. Planning policies and decisions should ensure that developments will be sympathetic to the local character including the built environment and landscape setting.</p> <p>This policy conforms with the NPPF and PPG by protecting important local views and ensuring proposals are expected to demonstrate that they are designed and sited to avoid harm to the identified important views and the landscape setting they sit within.</p>
Policy 8: Local Green Spaces	<p>NPPF Para 8c</p>	<p>Policy 8 designates Local Green Spaces. This policy supports the protection of local green spaces and designates these in accordance with NPPF requirements.</p>

HNP	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> Section 2 Achieving sustainable development Para 8 Section 8 Promoting healthy and safe communities Paras 106-108 Section 13 Protecting Green Belt land <p>Green Infrastructure PPG Paragraph: 005 Reference ID: 8-005-20190721</p> <p>Local Green Space PPG paragraph: 006, 009, 013 to 017 Reference ID: 37-006-20140306, Para 009 Reference ID: 37-009-20140306, Para 013 Reference ID: 37-013-20140306</p>	<p>The spaces designated will help protect and enhance the natural and built environment.</p> <p>A robust process was undertaken to designate the areas, following the NPPF, PPG and Locality guidance on understanding the types of greenspaces which would be suitable for recreational, natural, or historic reasons.</p>
Policy 9: Community Facilities	<p>NPPF Section 8 Promoting healthy and safe communities Para 96, 98</p>	<p>Policy 9 protects community facilities within the parish. It conforms with the NPPF Para 98 which states that planning policies should guard against the unnecessary loss of valued facilities and services particularly where it would reduce the community's ability to meet its day-to-day needs.</p>
Policy 10: Non-Designated Heritage Assets	<p>NPPF Para 8c</p> <ul style="list-style-type: none"> Section 16 Conserving and enhancing the historic environment Para 203 <p>Historic Environment Designated Heritage Assets PPG Paragraph: 023 Reference ID: 18a-023-20190723</p>	<p>Policy 10 identifies non-designated heritage assets within Hellesdon.</p> <p>The policy conforms with the NPPF and PPG which sets out detail on conserving the historic character, appearance and setting of heritage assets and locally listed non-designated heritage assets.</p>

Section 4: Sustainable Development

15. This revised Hellesdon Neighbourhood Plan (2025–2038) builds upon the sustainability principles established in the 2017 Plan, but updates and strengthens them to reflect significant changes in national and local policy. In particular, it aligns with the December 2024 NPPF and the adopted Greater Norwich Local Plan (2024), embedding the requirement to deliver sustainable development at the heart of local decision-making. The revised Plan places a greater emphasis on climate resilience, biodiversity net gain, inclusive design and the creation of healthier, more connected communities—ensuring that development in Hellesdon continues to balance economic, social and environmental priorities in an integrated way.
16. A widely accepted definition of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”¹ It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental and economic considerations should be addressed in an integrated and balanced way.
17. Paragraph 8 of the NPPF (December 2024) identifies three interdependent objectives to achieve sustainable development – economic, social and environmental. The Hellesdon Neighbourhood Plan (HNP) contributes positively to each of these objectives through its locally distinctive policies, supported by proportionate evidence and community engagement.
18. The HNP supports sustainable economic growth by ensuring that new housing is designed and located to meet local needs and support the local labour force (Policy 6). The Plan protects valued community facilities (Policy 9) and encourages the enhancement of local infrastructure, such as walking and cycling links (Policy 2), which in turn sustain local businesses and services.
19. The HNP promotes a strong, vibrant and inclusive community through the protection and improvement of local amenities and public spaces. Policies 5 (Accessible Play Spaces) and 9 (Community Facilities) ensure that facilities are inclusive, accessible and able to meet the needs of people of all ages and abilities. The Plan’s design policies (Policies 3 and 4) support high-quality, safe and attractive neighbourhoods that foster a sense of place and social interaction.
20. Environmental sustainability lies at the heart of the HNP. Policy 1 (Hellesdon Greengrid) safeguards and enhances biodiversity, tree cover and green corridors, while Policy 8 (Local Green Spaces) designates key areas of local environmental value for protection. Policy 7 (Protection of Important Views) recognises the importance of local landscape character and the connection between people and place. Together these policies contribute to climate resilience, improved air quality, and the wider environmental quality of the parish.
21. The Plan has been positively prepared, reflecting the presumption in favour of sustainable development set out in the NPPF. It balances the need for growth with the protection and enhancement of the environment and community well-being. As

a result, the HNP provides a coherent and locally distinctive framework for delivering sustainable development in Hellesdon.

Section 5: General Conformity with Local Strategic Policies

22. It is a requirement that HNP is in general conformity with the relevant local strategic policies. The Guidance on Neighbourhood Planning sets out what is meant by general conformity. When considering whether a policy is in general conformity, a qualifying body, independent examiner, or local planning authority, should consider the following:

- Whether the Neighbourhood Plan policy of development proposal supports and upholds the general principle that the strategic policy is concerned with;
- The degree, if any, of conflict between the draft Neighbourhood Plan policy or development proposal and the strategic policy;
- Whether the draft Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy;
- The rationale for the approach taken in the draft Neighbourhood Plan or Order and the evidence to justify that approach.

23. The HNP area is located within Broadland District. The local plan contains the strategic and non-strategic policies of relevance for this Neighbourhood Plan. These include:

- The Greater Norwich Local Plan (GNLP)- Plan period 2018-2038 (Adopted March 2024)
- Broadland Development Management DPD (DM DPD) (Adopted August 2015)

24. The adopted GNLP consists of three documents, 'The Strategy', 'The Sites Plan' and 'The Monitoring Framework'. Broadland District Council adopted the GNLP on 28 March 2024. This Local Plan is a joint Local Plan with South Norfolk and Norwich City Council. The Local Authorities are set to start reviewing the GNLP in early 2026.

25. The HNP complements and supports the strategic objectives of these plans by adding local detail and interpretation. Its policies refine the broad approach of the GNLP to reflect Hellesdon's distinctive suburban character, demographic profile and community priorities. The HNP does not seek to duplicate or amend strategic policies but to provide a locally specific layer of guidance to assist in their implementation.

26. **Figure 3** reviews each policy in the submitted HNP with respect to the current strategic and non-strategic local plan policies in the adopted local plan.

Figure 3: General Conformity with Local Strategic Policies (and non-strategic)

HNP	Broadland Local Plan (GNLP 2024 and DM DPD 2015)	Comments
Policy 1: Hellesdon Greengrid	GNLP Policy 3- Environmental Protection and Enhancement DM DPD 2015 <ul style="list-style-type: none"> - Policy EN1- Biodiversity and Habitats - Policy EN2 Landscape - Policy EN3 Green Infrastructure 	<p>Policy 1 requires the protection and enhancement of local biodiversity in Hellesdon and supports proposals which take actions to conserve and incorporate biodiversity features into developments.</p> <p>Policy 1 also sets out detail on how proposals must deal with existing trees, replacement trees or new trees.</p> <p>Policy 1 conforms with policies in the local plans by requiring the protection and enhancement of biodiversity and environmental assets. It also conforms with policies in the local plans by requiring the protection and enhancement of trees.</p>
Policy 2: Hellesdon Community Grid	GNLP <ul style="list-style-type: none"> - Policy 2 Sustainable Communities - Policy 4- Strategic Infrastructure DM DPD 2015 Policy TS3 Highway Safety	<p>Policy 2 sets out detail for new development proposals including major proposals when it comes to walking and cycling routes.</p> <p>The policy states that new development proposals need to have regard to the Hellesdon Design Codes and Guidance Document including speed and safety.</p> <p>New developments should promote green links to connect with existing neighbourhoods and where reasonable include improvements to support the delivery of the Greater Norwich Local Cycling and Walking Infrastructure Plan.</p> <p>Major developments should take reasonable opportunities to promote and enhance public transport, improve public transport waiting facilities, suitable road layouts and demonstrate safe, attractive and convenient walking/cycling routes to local services and facilities.</p>

HNP	Broadland Local Plan (GNLP 2024 and DM DPD 2015)	Comments
		<p>Accessibility for people with limited mobility must also be considered.</p> <p>Policy 2 conforms with the local plan policies by supporting the need for sustainable transport/ active travel opportunities. It also wants proposals to integrate networks with safe and effective design to help boost new users to move away from the car and have safe access to local services.</p>
Policy 3: High Quality Residential Neighbourhoods	<p>GNLP Policy 2 Sustainable Communities</p> <p>DM DPD 2015</p> <ul style="list-style-type: none"> - Policy GC2- Location of new development - Policy GC4- Design - Policy CSU5 Surface Water Drainage 	<p>Policy 3 states all developments will be expected to be in general conformity with the Hellesdon Design Codes and Guidance Document (2024). The policy sets out criteria from the design code which is especially important to the area.</p> <p>Development proposals should conform with the Secured by Design principles to reduce prospects of crime.</p> <p>Development proposals should seek to incorporate the four pillars of Sustainable Drainage Systems (SuDS) into landscaping and ecological schemes ensuring they are multi-functional and are appropriate to the scale and nature of the development.</p> <p>Policy 3 conforms with the strategic and some non-strategic policies of the local plan which also require development to be of high-quality design and should mitigate any surface water to minimise flood risk. The design guide provides more specific local detail with respect to what good design looks like in the HNP area.</p>

HNP	Broadland Local Plan (GNLP 2024 and DM DPD 2015)	Comments
Policy 4: Vehicle Parking	DM DPD 2015 Policy TS4 Parking Guidelines	<p>Policy 4 sets out detail in regard to parking and how this must be in accordance with Norfolk County Council's 'Parking Guidelines for new developments in Norfolk' (2022) and Hellesdon Design Codes and Guidance Document (2024).</p> <p>Policy 4 conforms with the local plan which sets that that new developments should provide appropriate parking and manoeuvring spaces.</p>
Policy 5: Accessible Play Spaces	DM DPD 2015 Policy RL1 Provision of formal recreational space	<p>Policy 5 sets out expectations from new formal recreational play facilities and play space. Play equipment should be accessible, inclusive for all abilities and of a high quality.</p> <p>Policy RL1 of the DM DPD 2015 sets out that residential development consisting of 5 or more dwellings will be expected to make adequate provision and subsequent management arrangements for recreation.</p>
Policy 6: Housing for People	GNLP <ul style="list-style-type: none"> - Policy 5 Homes - Policy 7.1 – The Norwich Urban Area including the Fringe Parishes 	<p>Policy 6 provides additional local detail that will help ensure housing development meets the needs of the community based on the proportionate evidence base produced for the Neighbourhood Plan in line with consultation with the community.</p> <p>Policy 6 conforms with the GNLP by wishing for proposals to address local housing need of an appropriate mix for the parish.</p>
Policy 7: Protection of Important Views	GNLP Policy 3- Environmental Protection and Enhancement DM DPD 2015	The policy sets out two important local views which have been identified in the parish. Proposals that would significantly harm these views will not be supported.

HNP	Broadland Local Plan (GNLP 2024 and DM DPD 2015)	Comments
	Policy EN2- Landscape	Policy 7 conforms with the local plans by protecting environmental assets and the landscape setting.
Policy 8: Local Green Spaces	DM DPD 2015 Policy EN2- Landscape	<p>Policy 8 designates Local Green Spaces. This policy supports the protection of local green spaces.</p> <p>This policy is in conformity with the local plan policies which seek to protect environmental assets and existing green space/green infrastructure provision.</p>
Policy 9: Community Facilities	DM DPD 2015 Policy CSU2 Loss of community facilities or local services	<p>Policy 9 protects community facilities within the parish.</p> <p>Policy 9 conforms with the local plan and Policy CSU2 which states proposals involving the loss of a community facility or local service should be avoided.</p>
Policy 10: Non-Designated Heritage Assets	GNLP Policy 3 Environmental Protection and Enhancement	<p>Policy 10 identifies non-designated heritage assets within Hellesdon.</p> <p>Policy 10 conforms with the GNLP which states development proposals should enhance the built and historic environment through avoiding harm to designated and non-designated heritage assets including their setting, having regard to their level of significance in accordance with the requirements of the NPPF and relevant policies in other DPD and NPs.</p>

27. The assessment in Figure 3 confirms that each policy in the HNP is consistent with and adds local detail to the relevant strategic and non-strategic policies of the Development Plan. There are **no conflicts** between the HNP and the adopted GNLP or Broadland DM DPD.

28. In particular, the HNP strengthens the delivery of the GNLP's spatial strategy for the Norwich Urban Area Fringe (Policy 7.1) by:

- Supporting high-quality, well-designed housing within the existing settlement boundary (Policies 3 and 6);
- Enhancing green infrastructure and biodiversity corridors (Policy 1);
- Promoting active travel and sustainable transport links (Policy 2); and
- Protecting community facilities and local heritage that contribute to the parish's identity (Policies 9 and 10).

29. Collectively, these policies ensure that the HNP sits comfortably within the strategic policy framework, helping to implement the GNLP at the neighbourhood level. The Plan therefore meets the Basic Condition that it be in general conformity with the strategic policies of the Development Plan.

Section 6: EU Obligations

30. A Screening Opinion request was made to Broadland District Council in February 2025 as to whether Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) (see **section 7**) were required. This was supported by a short report and assessment. In this the HNP was assessed for likely significant effects upon the environment in light of the plan characteristics, the effects and area characteristics, including the environmental areas listed under Schedule 2 Part 6 of the EA Regulations (2004). The assessment recommended that an SEA and HRA would not be required. This was supported by Broadland District Council (as the lead planning authority) who undertook a screening exercise in consultation with the Statutory Environmental Bodies (SEBs) in February to March 2025. The SEBs agreed that an SEA was not required and Broadland District Council issued their determination statement in March 2025.

31. **Section 7** of this report considers the requirement for Appropriate Assessment.

32. HNP has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights, transposed into UK law by the Human Rights Act 1998. HNP is highly likely to be compatible because it has been prepared within the existing framework of statute, and national planning policy and guidance. In accordance with established processes, its preparation has included consultation with the local community.

33. In conclusion, the HNP does not breach and is compatible with EU Regulations including:

- Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive);
- Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive);
- Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively). These aim

to protect and improve Europe's most important habitats and species. They may be of relevance to both neighbourhood plans or Orders; and

- Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft neighbourhood plan or Order.

Section 7: Prescribed Conditions

34. There is one prescribed condition for Neighbourhood Plans identified in Schedule 2 of the Neighbourhood Planning (General) Regulations 2012:

“The making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007), either alone or in combination with other plans or projects)”.

35. A Habitats Regulations Assessment (HRA) considers the implications of a plan or project for European wildlife sites, in terms of any possible harm to the habitats and species that form an interest feature of the European sites in close proximity to the proposed plan or project, which occur as a result of the plan or project being put in place, approved, or authorised. Where likely significant effects are identified, alternative options should be examined to avoid any potential damaging effects.

36. HRA is a step-by-step decision-making process. It can be broken down into four stages. Screening; Appropriate Assessment; Alternative solutions; imperative reasons of overriding public interest and compensatory measures.

37. A screening assessment was undertaken on HNP between February and March 2025 to determine whether it will have 'likely significant effects' upon internationally designated habitat sites. This was **screened out** as not having any likely significant effects.

Hellesdon Parish Council

Hellesdon Neighbourhood Plan Statement of Modification Proposals

**Submitted under Regulation 15 (2) of the Neighbourhood Planning
(General) Regulations 2012 (as amended)**

October 2025



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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.*
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

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

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 15 Statement

6. This statement is made by Hellesdon Parish Council (“the Qualifying Body”) pursuant to Regulation 15 (1)(f) of the Neighbourhood Planning (General) Regulations 2012 as amended by the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2017².
7. Regulation 15 (1)(f) applies to a proposal to modify an existing “made” neighbourhood plan. When submitting the modification proposal to the local planning authority it requires the qualifying body to include a statement setting out whether it considers the modifications are so significant or substantial as to change the nature of the neighbourhood development plan.
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 the policies as set out in the tables below. These changes have taken on board feedback given by different consultees at the Regulation 14 (Pre-Submission) stage.
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 **Figure 1** 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.

² [The Neighbourhood Planning \(General\) Regulations 2012](#)

Figure 1- Neighbourhood Plan sections and policy titles

Adopted Hellesdon NP Policies (2017)	Updated Hellesdon NP Review Policies (2025)
<u>Area Wide Policies</u> Policy 1: The Hellesdon Green Grid Policy 2: The Hellesdon Community Grid Policy 3: High Quality Residential Neighbourhoods	<u>Area Wide Policies</u> Policy 1: Hellesdon Greengrid <i>Revision of Policy 1 (2017)</i> Policy 2: The Hellesdon Community Grid <i>Revision of Policy 2 (2017)</i> Policy 3: High Quality Residential Neighbourhoods <i>Revision of Policy 3 (2017)</i> Policy 4: Vehicle Parking <i>New policy (car parking previously partly covered in Policy 3, 2017)</i> Policy 5: Accessible Play Spaces <i>Builds on Project 1 (Enhanced Parks and Open Spaces) from 2017 Plan</i> Policy 6: Housing for People <i>Builds on Policy 7 (Housing with Care) from 2017 Plan</i>
<u>Policies and Projects for Specific Places</u> 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	<u>Policies for Specific Places</u> Policy 7: Protection of Important Views <i>New policy</i> Policy 8: Local Green Spaces <i>New policy; builds on aspects of Policy 1 (2017) and Project 1 (2017)</i> Policy 9: Community Facilities <i>New policy</i> Policy 10: Non-Designated Heritage Assets <i>Updates Policy 6 (2017), adding additional buildings</i>

Area Wide Policies

Policy 1: Hellesdon Greengrid

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, Reephams Road and Cromer Road 	<p>Policy 1: Hellesdon Greengrid</p> <p>Biodiversity enhancements</p> <ol style="list-style-type: none"> New development proposals, as appropriate to their scale and location, must enhance biodiversity by addressing at least two of the following criteria: <ol style="list-style-type: none"> Incorporate one bird box per dwelling and one bat box per four dwellings in line with the British Standard BS 42021:2022; Incorporate two hedgehog accessible gaps in every garden and these can include raised gates for discretion and tidiness; Incorporate at least 80% of native species when planting on site. The other 20% of non-native plants must be climate resilient and provide ecological value to the site by

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
<ul style="list-style-type: none"> • 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>following Royal Horticultural Society advice³;</p> <ul style="list-style-type: none"> d) Incorporate bee bricks in garages and bug hotels in gardens; e) Prioritise boundary treatments that make use of native hedges and trees unless doing so would be wholly out of character or there are significant overriding reasons; f) Identify existing biodiversity corridors and contribute to their preservation and enhancement; g) Identify suitable locations for new woodlands and tree planting on sites which can complement existing conservation features by using a mixture of native and non-native species (80:20). Ensure new woodlands have been designed on site to not change the ecological composition of existing habitats such as ponds or wetlands and will support local species⁴. <ol style="list-style-type: none"> 2. Development proposals which do not include two of the above criteria in their application must provide evidence as to why meeting at least one of the criteria was not achievable or viable in their case. 3. The River Wensum, County Wildlife Sites, priority Habitats and other important ecological sites and environmental assets should be protected from adverse impacts from development and opportunities sought for enhancement. 4. Opportunities and priorities for nature restoration within the Neighbourhood Plan boundary should be in line with priorities by the Norfolk Local Nature Recovery Strategy (LNRS). <p>Existing Trees</p> <ol style="list-style-type: none"> 5. Existing trees and hedgerows on development sites must be considered throughout the design process. Wherever possible existing trees should be protected, without damage or loss of value, particularly those which

³ <https://www.rhs.org.uk/wildlife/plants-for-plant-dwelling-invertebrates>

⁴ [Managing-Trees-around-ponds-NEW.pdf](#)

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
	<p>demonstrate good arboricultural biodiversity value.</p> <p>6. 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>7. 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.</p> <p>8. Replacement trees must be native British species of local provenance which are climate resilient. 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.</p> <p>9. Developers must replace trees on a 2 to 1 ratio requirement unless robust evidence suggests this would make the scheme economically unviable.</p> <p>New Trees</p> <p>10. 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>11. 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>

11. The intention of Policy 1 has not changed. However, wording has been revised in line with representations made at Regulation 14, initial consultation feedback and discussions between the Neighbourhood Plan Working Group. More detail has been added in the biodiversity

enhancements section and to trees. Nature recovery across the area will be key in the updated Hellesdon Plan.

Policy 2: Hellesdon Community Grid

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. • 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>	<p>Policy 2: Hellesdon Community Grid</p> <ol style="list-style-type: none"> 1. New development proposals, excluding householder applications, 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 Document (2024). Residential streets should be designed with this in mind, being designed so as to encourage speeds of no more than 20mph. 2. New developments should promote green links (cycle ways, footpaths, tree lined and grass verge-lined streets) into new developments to connect with existing neighbourhoods. 3. 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: <ol style="list-style-type: none"> a) The yellow route along the A140 Horsford to Norwich city centre, linking to The Nest and airport; b) 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; c) Local connections to these routes along Middleton's Lane and Hospital Lane; and d) Provision of secure and convenient cycle storage as well as bike sharing facilities. <p>The cycle routes are shown at Figure 3.</p> <ol style="list-style-type: none"> 4. 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. 5. New developments will be expected to connect with existing cycle routes, footpaths

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
	<p>and footways, and where necessary extended or upgraded facilities will be required, including new signage for cycling.</p> <p>6. 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>7. Accessibility for people with limited mobility will be expected for walking routes/ facilities and for bus users.</p>

12. The intention of Policy 2 has remained unchanged. However, the policy wording has been revised to add more detail to improvements to sustainable transport in the area. This includes reference to the Greater Norwich Local Cycling and Walking Infrastructure Plan. Wording in the first paragraph took on board representations made at Regulation 14.

Policy 3: High Quality Residential Neighbourhoods

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 	<p>POLICY 3: HIGH QUALITY RESIDENTIAL NEIGHBOURHOODS</p> <ol style="list-style-type: none"> 1. All development, including extensions, will be expected to be in general conformity with the Hellesdon Design Codes and Guidance Document (2024), and should take account of the design guidance and specific details set out within that document. Particular regard should be had with the design guidelines associated with the host character area (see Figure 4). 2. The Hellesdon Design Codes and Guidance Document (2024) 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: <ol style="list-style-type: none"> a) Having full regard to the host character area within which the proposal will be situated;. b) Ensuring that housing conversions or extensions respect and preserve the

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
<p>residents as possible and create a focus for that community</p> <ul style="list-style-type: none"> • 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>buildings form and character unless the alterations are considered an enhancement. 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.</p> <ul style="list-style-type: none"> c) Extensions and conversions should use materials which complement the existing building, this could be through use of like-for-like materials or new materials where these can add character and a pleasing contrast; d) Wherever possible, incorporate boundary treatments that comprise native hedgerows/ trees, unless this significantly undermines local character; e) Having well-lit footways; f) The provision of rear gardens and aligning them to contribute to green networks; g) 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, the re-use and recycling of existing resources and materials (such as bricks) and making use of locally sourced materials; h) Ensuring the massing, height and scale of new structures (including ground level and upward extensions) is broadly compatible with, and does not undermine, the surrounding character; i) 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.

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
	<p>3. All development proposals within the Plan area should conform to the ‘Secured by Design⁵’ principles, to improve community safety and reduce the prospects of crime.</p> <p>4. Development proposals should seek to incorporate the four pillars of Sustainable Drainage Systems (SuDS) into landscaping and ecological schemes ensuring they are multi-functional and are appropriate to the scale and nature of the development.</p>

13. 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 2024 which was commissioned by AECOM. As stated in the updated Hellesdon Neighbourhood Plan, the Hellesdon Design Codes and Guidance cover many design considerations, including mobility and green spaces but the policy is focused on the built form itself and materials. Wording has also been revised in line with representations made at Regulation 14 including reference to Sustainable Drainage Systems (SuDS).

Policy 4: Vehicle Parking

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)								
N/A	<p>Policy 4: Vehicle Parking</p> <p>1. For new residential developments the following minimum car parking standards will be applied in accordance with Norfolk County Council’s ‘Parking Guidelines for new developments in Norfolk’ (2022).</p> <table border="1"> <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> <p>2. Garages do not count towards a parking space in residential development proposals.</p> <p>3. Visitor parking on new residential developments should be in accordance with Norfolk County Council’s ‘Parking Guidelines for new developments in Norfolk’ (2022) by providing 1 space for every 5 dwellings in the form of laybys. Long stretches of on-street parking should be avoided to prevent</p>	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								

⁵ Secured by Design (SBD) is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit. Source: [Secured by Design - Secured by Design](#)

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
	<p>dominance of cars on the street, and instead the lay-bys should be spread around.</p> <ol style="list-style-type: none"> 4. Further parking provision details should be in accordance with the Hellesdon Design Codes and Guidance Document (2024) and with Norfolk County Council's 'Parking Guidelines for new developments in Norfolk' (2022). 5. Any modifications, such as extensions, should not reduce the number of parking spaces on the site and if additional bedrooms are provided, then an appropriate number of car parking spaces will be needed. 6. Any planning application which would involve the removal of existing car parking spaces should ensure sufficient parking for the business remains or alternative parking is provided. In this way the policy could apply to any site where parking spaces are removed/lost.

14. 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. Revisions were made to the wording of this policy after the Regulation 14 consultation taking on board comments made by Broadland District Council and other representatives.

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> <ol style="list-style-type: none"> 1. 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. 2. New formal play equipment must be of high quality and proposals should consider which materials will provide the best life expectancy for usage with minimal maintenance. 3. 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: <ul style="list-style-type: none"> • Accessibility; • Multi-Sensory; and

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. 	<ul style="list-style-type: none"> Supporting Infrastructure. <p>4. It would be helpful if planning applications include a statement of Inclusive and Accessible Play to explain how the needs will be met.</p>

15. 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, can use and enjoy the play areas in the parish and mix with other children. Revisions were made to this policy after the Regulation 14 consultation taking on board comments made by the community including the need to make sure that play equipment is of a high quality and materials used will provide the best life expectancy for usage with minimal maintenance.

Policy 6: Housing for People

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> <ol style="list-style-type: none"> Housing proposals will need to reflect local housing need by providing a mix of housing types and sizes using the best available and proportionate evidence. The Hellesdon Housing Needs Assessment (2024), and assessments covering the wider needs of Greater Norwich, will be acceptable evidence unless more up to date evidence becomes available. New residential open market housing will need to ensure these meet the minimum spaces standards as required by the Greater Norwich Local Plan. Smaller open market dwellings should be provided as a mix of property types including houses, flats and bungalows wherever possible. New residential open market housing within non-strategic housing proposals and windfall development should offer a housing mix whereby at least 40% of homes are two bedrooms or fewer unless evidence is provided either showing there

Adopted Hellesdon Policy/Project (2017)	Updated Hellesdon Policy (2025)
	<p>is no longer such a local need for smaller dwellings, or the scheme is made unviable.</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>

16. 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 policy has been revised since the Regulation 14 consultation taking on board comments made by Broadland District Council.

17. 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>	<p>This policy and supporting text have been removed from the updated plan.</p>

Adopted Hellesdon Policy (2017)		Updated Hellesdon Policy (2025)
<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>		
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).	

Policy 7: Protection of Important Views

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
N/A	<p>Policy 7: Protection of Important Views</p> <ol style="list-style-type: none"> 1. The views identified in Figure 6 and described in the Hellesdon Neighbourhood Plan Views Assessment Document are important public local views in Hellesdon. 2. 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.

18. 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.

Policy 8: Local Green Spaces

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
N/A	<p>Policy 8: Local Green Spaces</p> <p>1. The areas listed below and shown in Figure 7 are designated as Local Green Spaces:</p> <ul style="list-style-type: none"> • 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 Reephams Road just behind Arden Grove Infant School right on the boundary • LGS13. Land at 18th Norwich (1st Hellesdon) Scout Group – Kinsale Avenue / Rear of Pinewood Close <p>2. 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>

19. This is 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.

20. Since the Regulation 14 consultation the Policy has been revised, and one green space has been removed which was the previous 2nd Hellesdon Scout Group green space. This decision was made by the Neighbourhood Plan Working Group and has been set out in the Consultation Statement.

Policy 9: Community Facilities

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
N/A	<p>Policy 9: Community Facilities</p> <ol style="list-style-type: none"> The following are designated as community facilities to benefit from the protection provided by Policy CSU2 of the Broadland Development Management Document (DPD) 2015. These are shown in Figure 13. <ul style="list-style-type: none"> CF1. Community Centre and Changing Rooms CF2. Library CF3. Public toilets CF4. Post office CF5. Parish Hall CF6. St Pauls Church CF7. 2nd Hellesdon Scout Hut, North of Middleton's Lane CF8 1st Hellesdon Scout Hut, South of Middleton's Lane and West of Kinsale Avenue CF9. Meadow Way Chapel CF10. Oddfellows Hall, 113A Reepham Road CF11. St Mary's Church Proposals for additional facilities are supported in line with Policy CSU1 of the Broadland DPD 2015, especially the following: <ol 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.

21. This is a new policy for this revised Neighbourhood Plan. The facilities listed are those which have been suggested for protection via community engagement. Additional community facilities have been added to Policy 9 since the Regulation 14 consultation. These were put forward by the community in the online survey. The Neighbourhood Plan Working Group agreed to add assets CF7 to CF11.

22. The Hellesdon Neighbourhood Plan will afford protection for some existing community facilities via Policy 9. 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.

Policy 10: Non-Designated Heritage Assets

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
POLICY 6: BUILDINGS OF LOCAL IMPORTANCE	<p>Policy 10: Non-Designated Heritage Assets</p> <ol style="list-style-type: none"> The following are Non-Designated Heritage Assets and should benefit from protection in accordance with the National Planning Policy

Adopted Hellesdon Policy (2017)	Updated Hellesdon Policy (2025)
<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 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>Framework and Polic 3 of the Greater Norwich Local Plan:</p> <ul style="list-style-type: none"> • 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 • 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>These are shown in Figures 12 to 14.</p>

23. 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 and 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?

24. 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.*
25. The Parish Council considers the modifications to be material and substantial enough to change the nature of the Plan, placing the review within Category 3 (Material Modification Requiring Examination and Referendum) as defined in the PPG (Paragraph 106, 2020 update). This assessment is based on the following factors:
- The introduction of five entirely new policies and removal of two outdated policies;
 - The inclusion of new design and housing evidence which reshapes policy content and justification;
 - Expanded scope to cover accessibility, inclusive play, biodiversity net gain, and local green space designations; and
 - The need to align the Plan with the 2024 Greater Norwich Local Plan and 2024 NPPF.
26. The Vision and Objectives remain the same, ensuring policy continuity, but the substantive scope and structure of the Plan have evolved sufficiently to justify re-examination.
27. Once the reviewed Hellesdon Neighbourhood Plan (2025–2038) is made, it will supersede the 2017 Plan in full. The revised Plan carries forward the same Vision and Objectives but updates the supporting text, evidence, and policies to ensure continued conformity with national and local policy. Policy numbering has been rationalised to reflect the current structure and new thematic organisation.
28. The evidence base and supporting data has changed over the last ten years and so has statutory legislation, building regulations, national and local policy and guidance documents.
29. Over the last few years, neighbourhood plan groups were offered more detailed technical support by Locality and AECOM including the commissioning of Design Code and Guidance Documents. The Hellesdon Design Code and Guidance document has added further detail to Policies 3 and 4 and supporting text in the Hellesdon NP Review. The Hellesdon Housing Needs Assessment has helped shape Policy 6 and added more detail to the needs of the area.
30. The Hellesdon Neighbourhood Plan Review 2025 represents a comprehensive but proportionate update to the made 2017 Plan. The review reflects updated national and local planning policy, a refreshed evidence base, and extensive community consultation. The modifications are material and substantial enough to warrant a new examination and referendum, as required under Regulation 15(1)(f).
31. Hellesdon Parish Council therefore submits the revised Neighbourhood Plan to Broadland District Council for examination, in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

Hellesdon Neighbourhood Plan – Revised (Pre-submission Version, 2025)

This determination statement has been produced by Broadland District Council, as the “responsible authority”, to meet the requirements of Regulations 9 and 11 of the Environmental Assessment of Plans and Programmes Regulations 2004. The regulations implement European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

As the “competent authority” in respect of the Conservation of Habitat and Species Regulations 2017, Broadland District Council is also required to determine whether the proposed Neighbourhood Plan is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination). This statement also provides a determination in respect of this requirement.

SEA & HRA Screening Assessment of Hellesdon Neighbourhood Plan

Hellesdon Parish Council is in the process of preparing an update to its Neighbourhood Plan for the parish. A preliminary SEA & HRA Screening Assessment was undertaken for the draft version of the Neighbourhood Plan, and a subsequent report was produced in February 2025. This was a preliminary draft SEA & HRA Screening Assessment, subject to consultation with the statutory environmental bodies.

Consultation with Statutory Bodies

The draft SEA & HRA Screening Report detailing the results of the initial screening assessment of the plan and the preliminary conclusion shared by Broadland Council and the Qualifying Body, that the plan is not likely to result in significant environmental effects and is unlikely to have significant effects on European sites, was circulated to the statutory bodies, namely the Environment Agency, Historic England and Natural England. The statutory bodies were invited to provide comments on the Screening Report within a 5 week consultation period over February and March 2025.

Responses were received from all three bodies. Details of these responses can be found in the updated SEA & HRA Screening Report.

In summary:

- The Environment Agency has no significant concerns that would require an SEA to be undertaken.
- Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required, based on the information provided.
- Natural England supports the conclusion of the draft Strategic Environmental Assessment (SEA) Screening Report that significant effects on statutorily designated nature conservation sites or landscapes are unlikely and that significant effects on Habitat sites, either alone or in combination, are also unlikely.

Conclusion

Based on the assessments undertaken in the SEA & HRA Screening Report and the responses received from the consultation bodies, the Council considers that it is unlikely that significant environmental effects and/or significant effects on European sites will arise from implementation of the revised Hellesdon Neighbourhood Plan, and therefore that a Strategic Environmental Assessment and Habitats Regulations Assessment are not required.

Broadland District Council, March 2025

Two Councils
One Team

