

Hellesdon Neighbourhood Plan Review
Local Green Space Assessment
2024

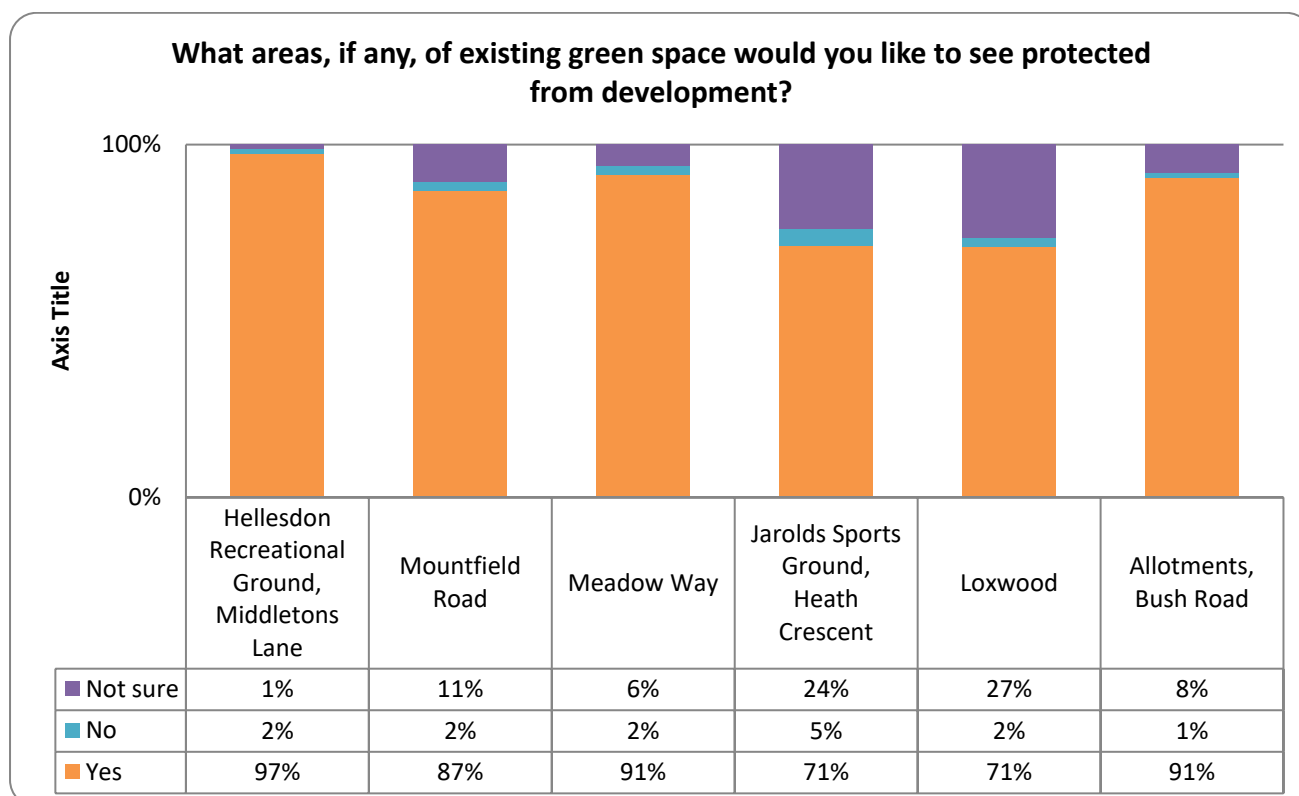
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Introduction

Hellesdon is preparing a review of their neighbourhood plan which will include a policy designating areas of Local Green Space which are particularly valued by the community. A robust process has been followed to determine which green spaces within Hellesdon should be designated.

Initial ideas were suggested by residents and the steering group as part of consultation activities in April 2024. In Q13, respondents were asked about green spaces in the parish that they would like to see protected. 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 Reephams 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

These spaces were reviewed to consider whether they would meet the national criteria for designation with regard to the National Planning Policy Framework and Planning Practice Guidance.

- A site visit was undertaken by the working group for the sites wishing to be taken forward and further evidence gathered including:
 - a) Reviewing any historic evidence related to the green spaces on the Historic England website and via Heritage Gateway;
 - b) Reviewing Statutory or Local Designations within mapped data sources available in the public domain via Natural England, Historic England, Norfolk County Council, and the Broadland District Council website.
- An assessment against the national criteria for Local Green Space was made for each of the potential areas;
- Landowners were contacted to make them aware that their land was being considered for local green space designation and to invite them to make representations;
- A final decision was recommended by the Steering Group, and confirmed by the parish council, as to which green spaces to designate.

This document provides the assessment and reasoning of all 14 areas of green space visited or suggested for us to investigate to include in the neighbourhood development plan. Chapter 3 provides the assessment and explanation of the 14 green spaces we feel are justified and supported to be a LGS in the Hellesdon Neighbourhood Plan.

Policy Context

Local Green Space designation is a way to provide special protection for green areas of particular importance to local communities. The National Planning Policy Framework (NPPF) published in 2012 (revised December 2023) introduced the concept of Local Green Space designation.

Paragraph 105 of the NPPF sets out that communities should be able to identify green spaces of particular importance through neighbourhood plans, with para 106 Determining:

The Local Green Space designation should only be used where the green space is:

- a) *In reasonably close proximity to the community, it serves;*
- b) *Demonstrably special to a local community and holds a 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 not an extensive tract of land¹.*

In addition, the National Planning Practice Guidance states:

Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.

¹ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/publishing.service.gov.uk)

Other designations, such as Special Areas of Conservation, do not necessarily preclude or support designation as a Local Green Space. However, it is necessary to consider whether the additional designation is necessary and would serve a useful purpose.

In the Planning Practice Guidance, no specific distance has been set on what the maximum proximity of a Local Green Space should be to the community it serves. Instead, it states in Para 014 that it will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close such as adjacent or in close walking distance². Natural England in January 2023 updated their accessible greenspace standards and stated how everyone should have access to green and blue spaces within 15 minutes' walk of their home.

The table below (Table 1) sets out Natural England's accessible standards based on greenspaces up to 10ha (which does not include formal sports provision or play provision since this is covered by Sport England and Play England highlighted in Table 2). Anything above around 10ha would most likely be an extensive tract of land in a local community and would be inappropriate for Local Green Space Designation so these standards have been excluded in this neighbourhood plan assessment.

All distances are considered to be within a walking distance of 15 minutes or less and distances and sizes have been considered broadly when making a judgement on the local green spaces within this assessment.

Table 1: Summary of Accessible Green Space Standards (Source Natural England 2023³)

| Type of green space | Site Proximity Criteria (m) | Size of green space (ha) |
|---|-----------------------------|--------------------------|
| Doorstep green space | Within 200m | At least 0.5ha |
| Local Natural Greenspace | Within 300m | At least 2ha |
| Medium Sized Neighbourhood Natural Greenspace | Within 1km | 10ha |

Table 2: Recommended benchmark guidelines for formal outdoor space and informal outdoor space (Source Fields in Trust⁴)

| Type of green space | Site Proximity Criteria (m) | Size of green space (ha) |
|-----------------------------|-----------------------------|--------------------------|
| Formal Outdoor Space | | |
| Playing Pitches | Within 1,200m | 1.2ha |
| All outdoor sports | Within 1,20m | 1.6ha |

| Type of green space | Site Proximity Criteria (m) | Size of green space (ha) |
|---|--|--------------------------|
| Equipped/designated play areas | LAP-100m LEAPS- 400m NEAPS- 1,000m | 0.25ha |
| Other outdoor provision (MUGA and skateboard parks) | 700m | 0.3ha |
| Informal Outdoor Space | | |
| Parks and Gardens | 710m | 0.8ha |
| Amenity Green Space | 480m | 480m |
| Natural and Semi-Natural | 720m | 730m |

Consideration of whether the green space is local in character, and not an extensive tract of land, suggests spaces within a locality, rather than for example, extensive green areas in the countryside.

The Broadland District Council Local Plan includes strategic policies for the neighbourhood area. Planning Practice Guidance on Neighbourhood Planning sets out that plans must be in general conformity with the strategic policies of the development plan if it is to meet the basic conditions. Policy 3 of the adopted Greater Norwich Local Plan (GNLP) sets out that development proposals should enhance the natural environment through respecting and retaining landscape character such as green spaces identified in Local or Neighbourhood Plans. Policy EN2 from the Broadland Development Management DPD (2015) sets out that development proposals should protect and enhance where appropriate green spaces including natural and semi-natural features as well as geological/geomorphological features which make a significant contribution towards defining the character of an area.

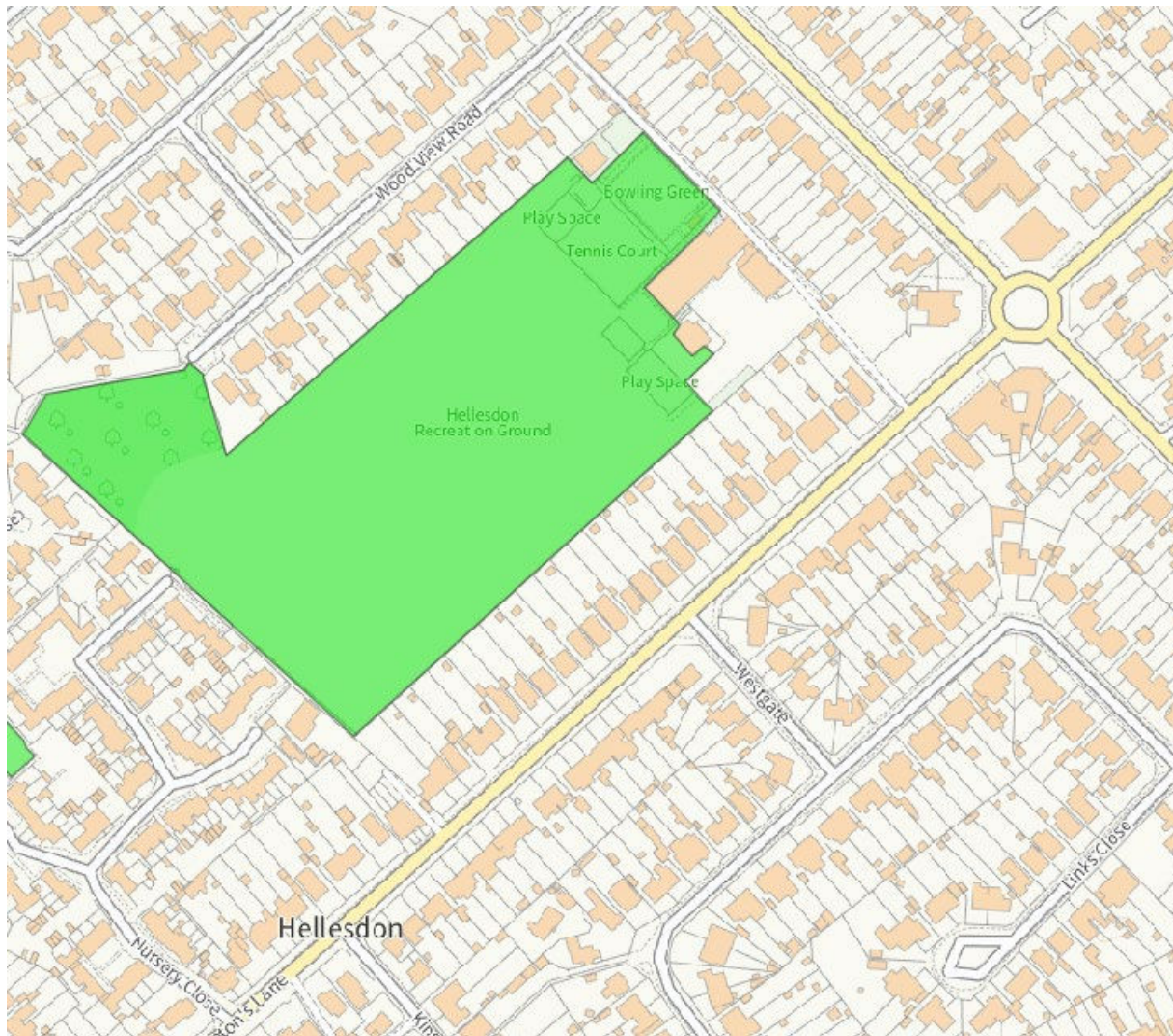
Assessment of the green spaces being designated

The Local Green Space Assessment Tool from My Community: Neighbourhood Planning Local Green Spaces² has been used as the basis to assess each site identified by the community. This includes:

- 1. Hellesdon Recreational ground**
- 2. Mountfield Park**
- 3. Meadow Way Play Area**
- 4. Loxwood**
- 5. Prince Andrews Close**
- 6. Allotments, Bush Road**
- 7. Cottinghams Park**
- 8. St Pauls church grounds**
- 9. Outside Millenium Avenue**
- 10. Eversley – Silk Mill Road**
- 11. Nursery Close**
- 12. Woodland just off the Reephams Road just behind Arden Grove Infant School right on the boundary**
- 13. 2nd Hellesdon scout site off Middleton Road**
- 14. Land at 18th Norwich (1st Hellesdon) Scout Group – Kinsale Avenue / Rear of Pinewood Close**

² <https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations- neighbourhood-plan/>

LGS1- Hellesdon Recreation Ground



Site Details

| Criteria | Description |
|--------------------------|--|
| Site | Hellesdon Recreation Ground |
| Description and purposes | An equipped open space used for both formal and informal recreation. |

Checklist

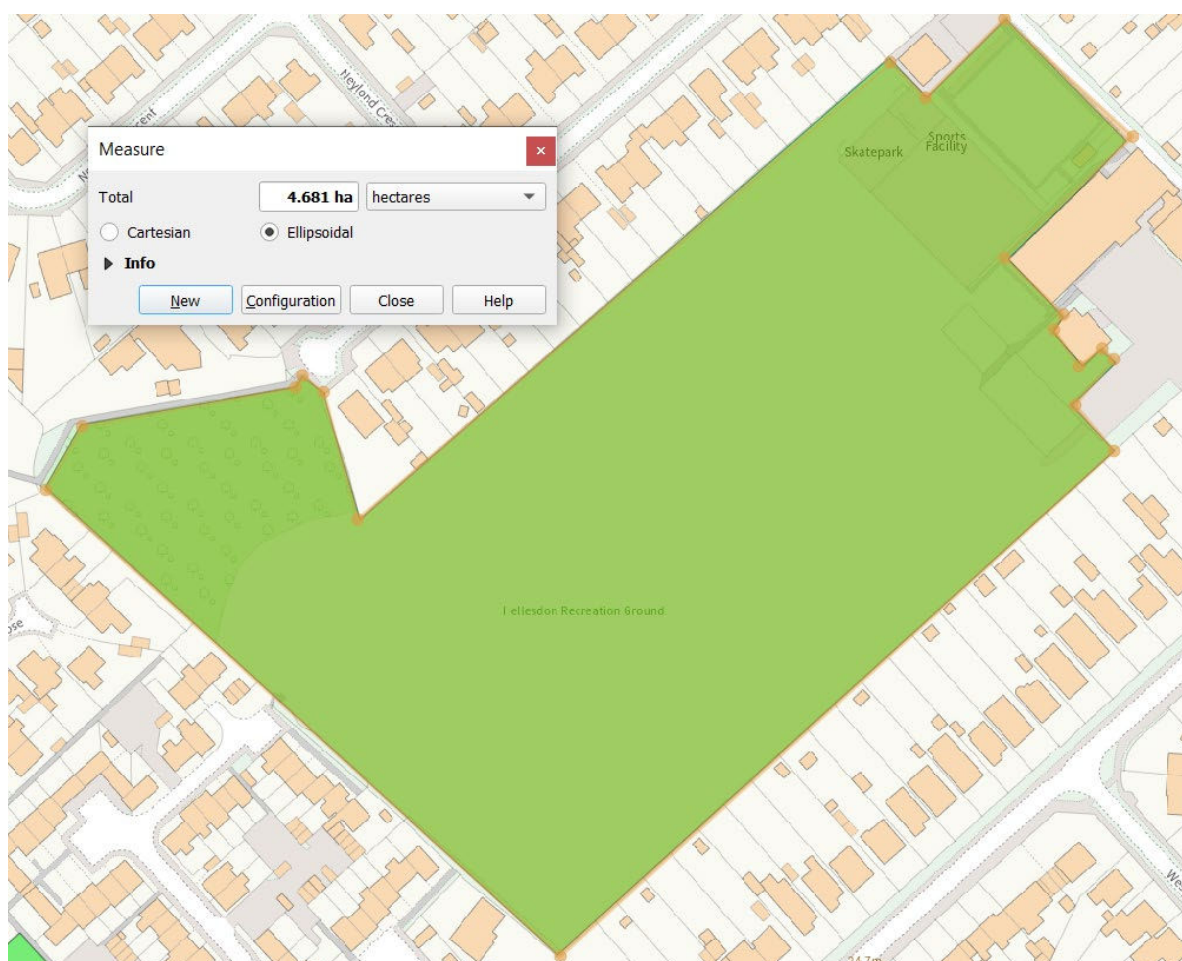
| Criteria | Description |
|---|--|
| Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC | No |
| Site allocations | No |
| Planning permissions | None. Checked applications up to 2019 (5yrs ago) 27/09/2024. |

NPPF Criteria

| Criteria | Description |
|--|--|
| Close to the community it serves. | Should the heart of Hellesdon be deemed as the Bull Roundabout (Middletons Lane / Reepham Road junction) the distance is 150m and is a 1 minute walk. It is accessible by foot and cycle. |
| Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) | <p>This space is considered demonstrably special for recreational value. This is the largest area in Hellesdon for both formal and informal recreation. It is equipped with play equipment for children and young adults. It also hosts a bowling green, tennis/netball courts, a skatepark and a basketball shooting area. There is a large area of green space which is maintained so it is suitable to play football on. Finally, there is a conservation area which host a number of features to support wildlife such as twig walls. It also hosts a Miyawaki Forest to support healthy, fast growing native trees.</p> <p>The consultation analysis from the initial community survey conducted in Hellesdon in April 2024 showed that this area in the parish is special to the community since 97% of respondents said they wish for this area to be protected</p> |
| Local in character and not extensive tract of land. | <p>The area size is approximately 4.6ha. As explained in the Planning Practice Guidance (PPG) Para:015 ID:37-015-20140306³, there are no hard and fast rules about how big a Local Green Space can be, and a degree of judgement will inevitably be needed when making a designation.</p> <p>Para 106 of the NPPF (December 2023) states that a Local Green Space should only be designated if it is not an extensive</p> |

³ [Open space, sports and recreation facilities, public rights of way and local green space - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space)

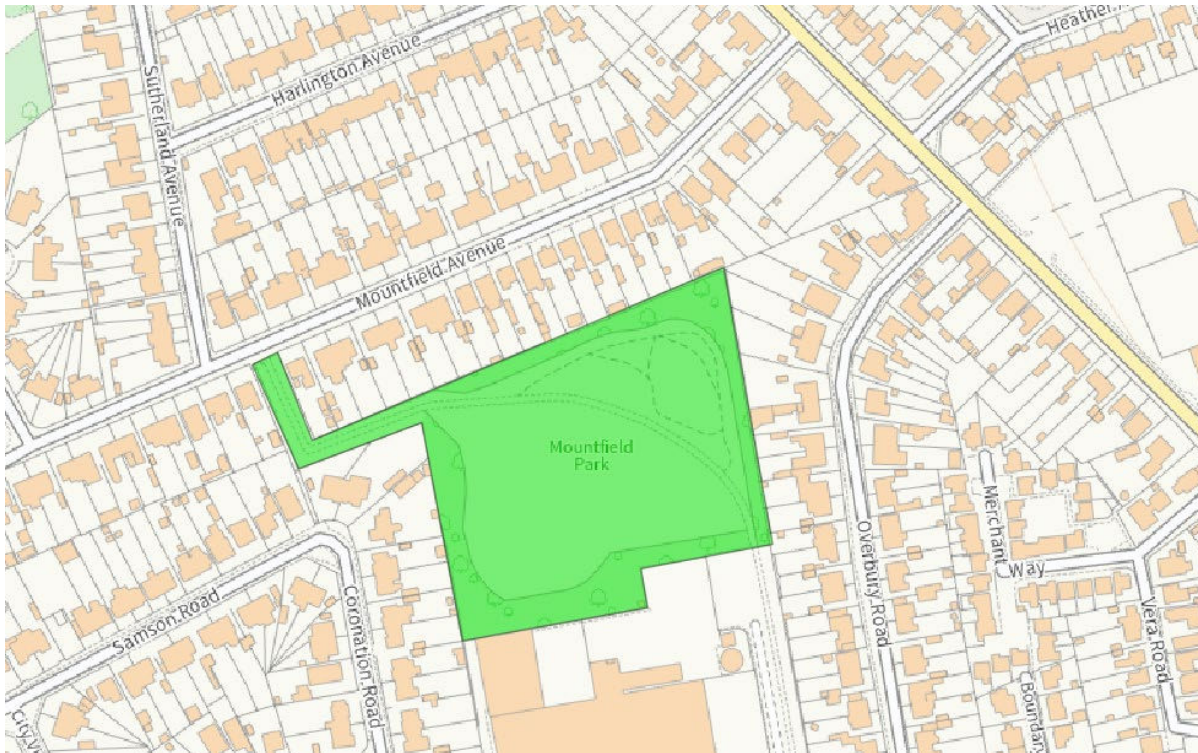
| Criteria | Description |
|----------|---|
| | <p>tract of land, such as making blanket designations of open countryside adjacent to settlements to purposely stop development. This would not be considered appropriate.</p> <p>The recreation ground is not an extensive tract of land and serves as a green space for the local community and is considered an appropriate size in proportion to the town itself, which totals 529.5ha.</p> |



Reason for designation

Main area of open space in Hellesdon to support both formal and informal recreation for all demographics.

LGS2- Mountfield Park, South of Mountfield Avenue



Site Details

| Criteria | Description |
|--------------------------|---|
| Site | Mountfield Park, South of Mountfield Avenue |
| Description and purposes | <p>Open space with natural wildlife borders. This area of open space is closest to the boundary of Norwich in a very built-up area.</p> <p>There is a path that weaves through the park to link Hellesdon with Norwich and there are wildlife borders all the way around. Grants have been given to plant semi mature <i>Paulownia tomentosa</i> (Foxglove trees) which have been chosen to grow quickly, are resilient to climate change and thrive well in areas of high pollution.</p> |

Checklist

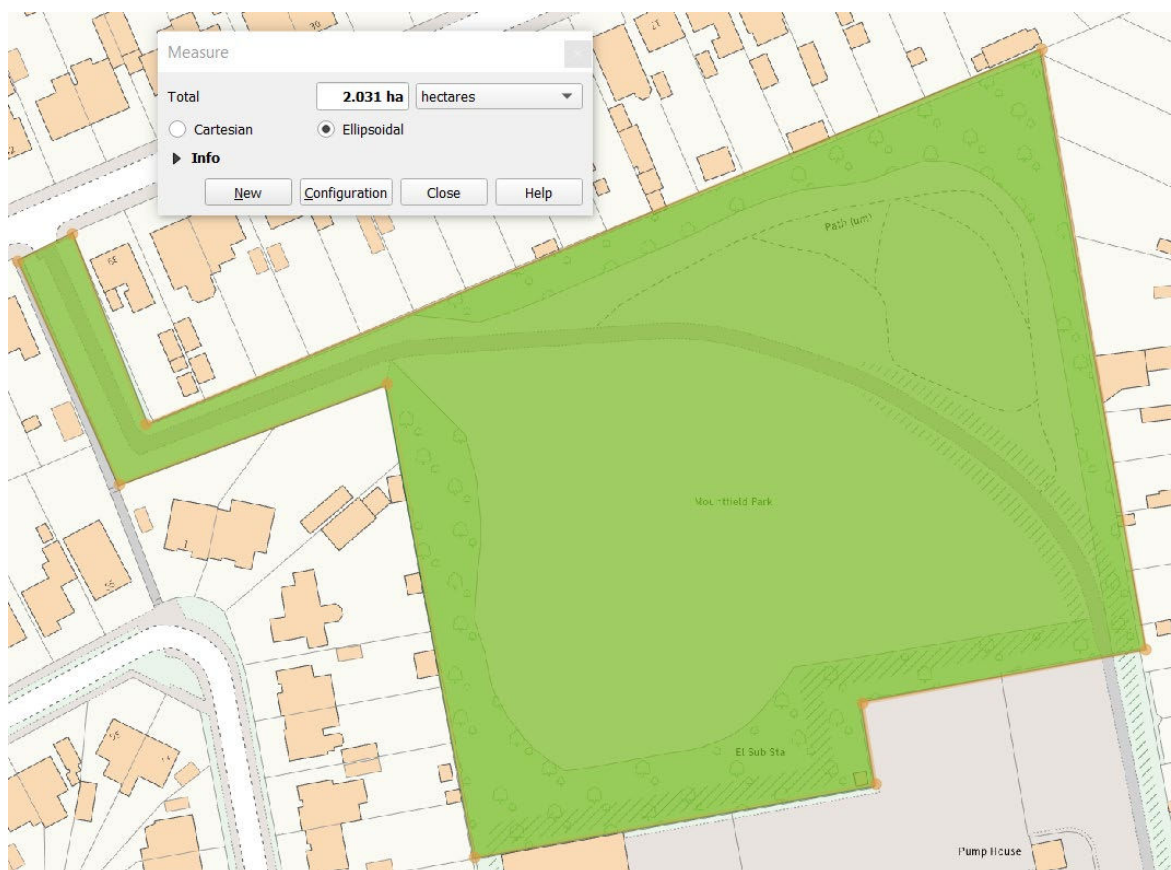
| Criteria | Description |
|---|--|
| Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC | No |
| Site allocations | No |
| Planning permissions | None. Checked applications up to 2019 (5yrs ago) 27/09/2024. |

NPPF Criteria

| Criteria | Description |
|--|---|
| Close to the community it serves. | Should the heart of Hellesdon be deemed as the Bull Roundabout (Middleton's Lane / Reepham Road junction) the distance is 750m and is a 14-minute walk. |
| Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) | <p>The park is used for informal recreation such as dog walking, football and other sporting activities, relaxing (there are seats for people). The area supports the community of Mile Cross, which is a deprived area, outside of the designated area.</p> <p>The consultation analysis from the initial community survey conducted in Hellesdon in April 2024 showed that this area in the parish is special to the community since 87% of respondents said they wish for this area to be protected.</p> |
| Local in character and not extensive tract of land. | <p>The area size is approximately 2ha. As explained in the Planning Practice Guidance (PPG) Para:015 ID:37-015-20140306⁴, there are no hard and fast rules about how big a Local Green Space can be, and a degree of judgement will inevitably be needed when making a designation.</p> <p>Para 106 of the NPPF (December 2023) states that a Local Green Space should</p> |

⁴ [Open space, sports and recreation facilities, public rights of way and local green space - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space)

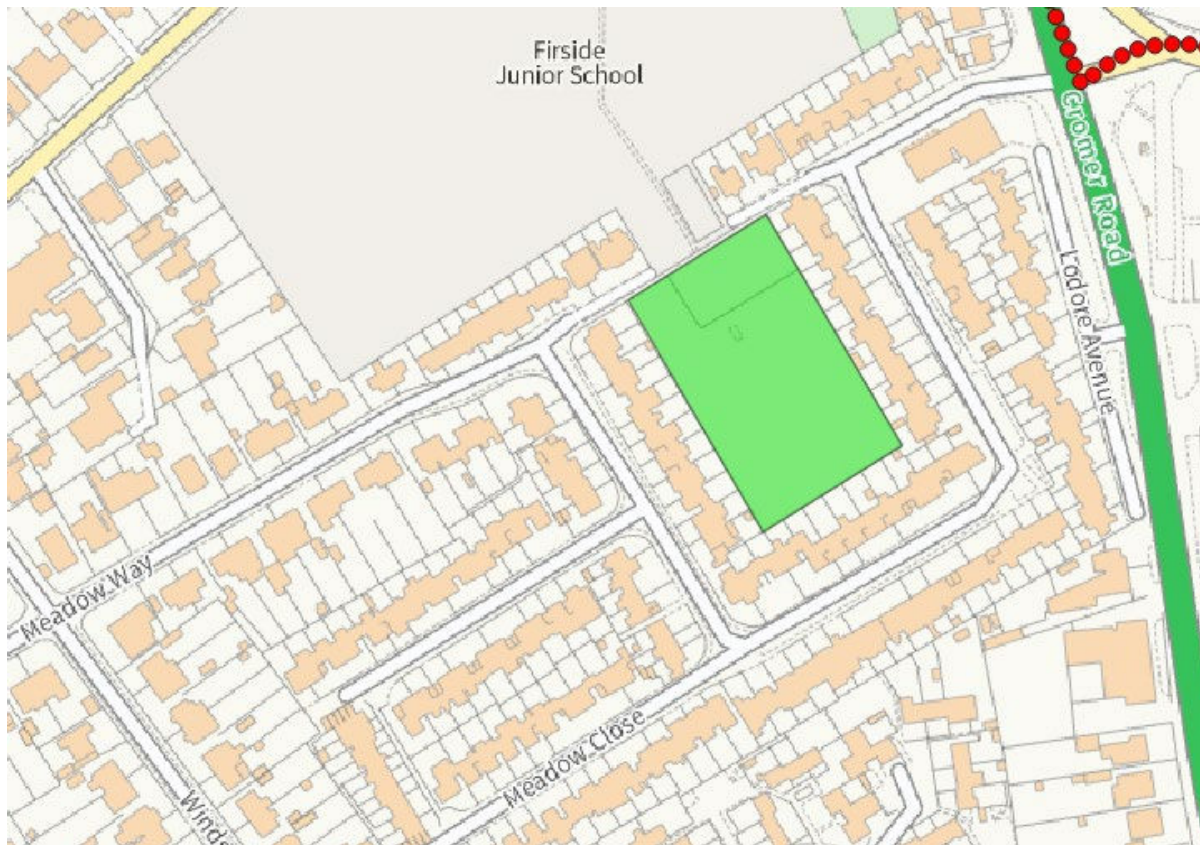
| Criteria | Description |
|----------|---|
| | <p>only be designated if it is not an extensive tract of land, such as making blanket designations of open countryside adjacent to settlements to purposely stop development. This would not be considered appropriate.</p> <p>The open space is not an extensive tract of land and serves as a green space for the local community and is considered an appropriate size in proportion to the town itself, which totals 529.5ha.</p> |



Reason for designation

Open space supporting the south of the parish. Provides peace and tranquillity despite being close to one of the busiest roads in Norwich. Surrounded by mature trees and scrub, giving a habitat for wildlife in an urban area.

LGS3- Meadow Way Play Area, South of Meadow Way



Site Details

| Criteria | Description |
|--------------------------|---|
| Site | Meadow Way Play Area and Associated Access, South of Meadow Way |
| Description and purposes | Formal equipped play space |

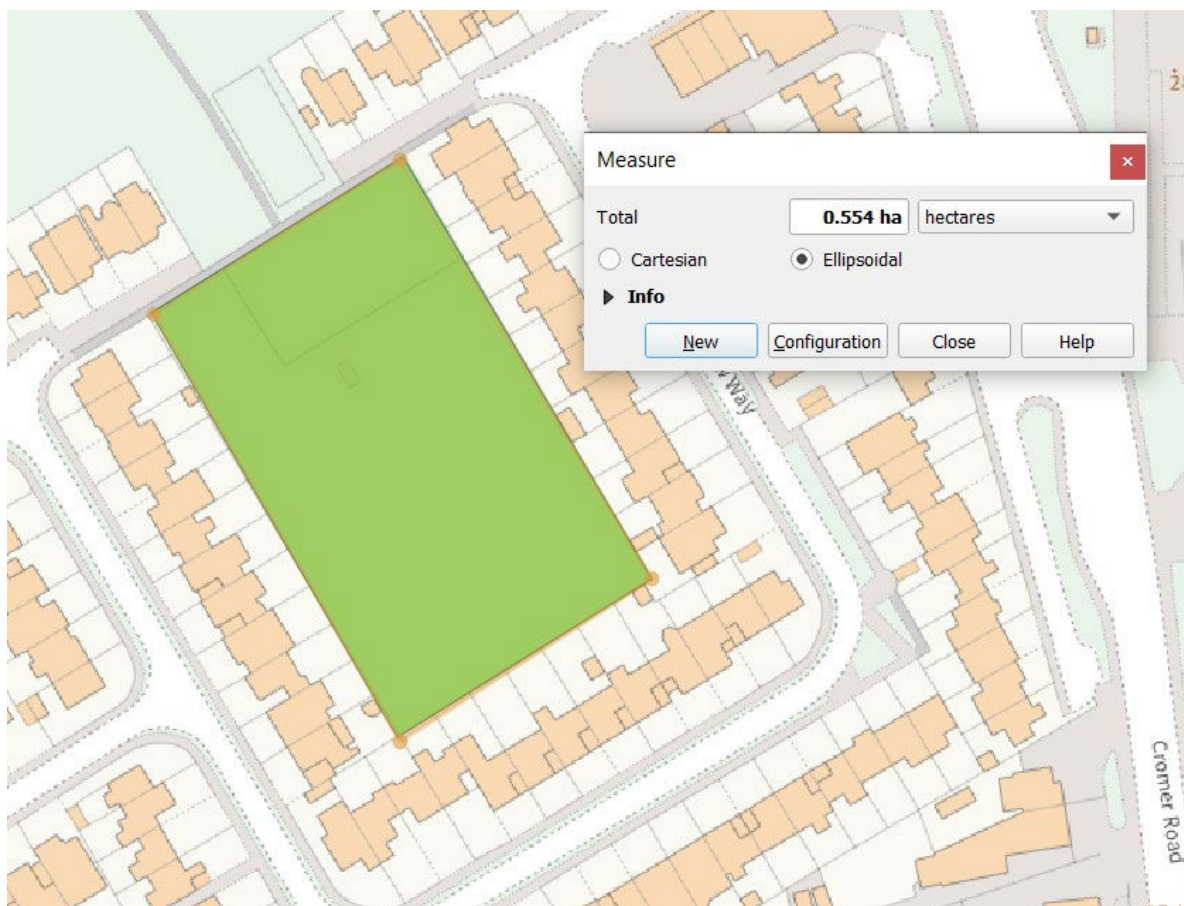
Checklist

| Criteria | Description |
|---|--|
| Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC | No |
| Site allocations | No |
| Planning permissions | None. Checked applications up to 2019 (5yrs ago) 27/09/2024. |

NPPF Criteria

| Criteria | Description |
|-----------------------------------|---|
| Close to the community it serves. | Should the heart of Hellesdon be deemed as the Bull Roundabout (Middleton's Lane / Reepham Road |

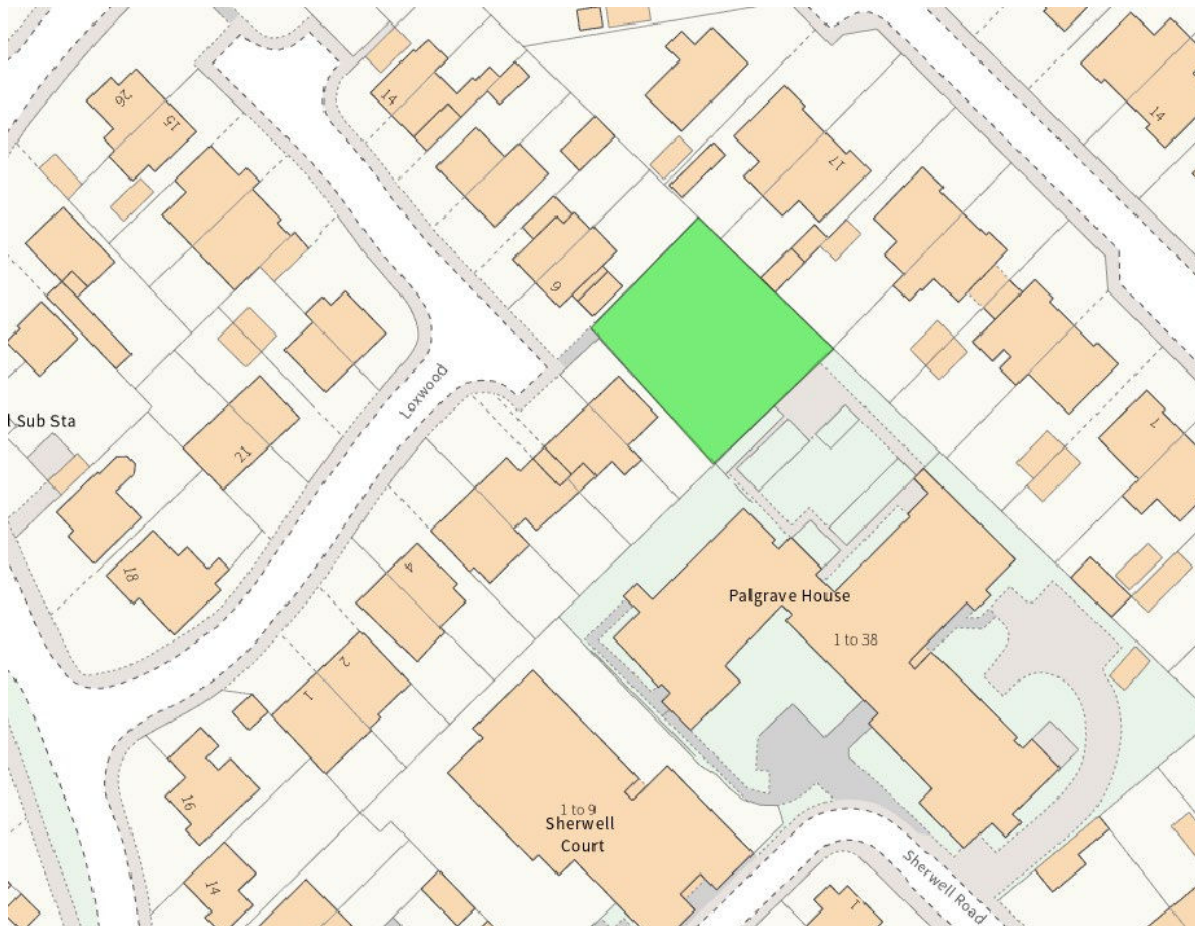
| Criteria | Description |
|--|--|
| | junction) the distance is 450m and is a 7 minute walk. |
| Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) | <p>This space is considered demonstrably special for its recreational value to the community. It is an area of equipped green space in the centre of a busy housing estate. This is the closest equipped play area to serve those who reside in the east (Cromer Road) side of Hellesdon. This is of particular importance as the closest new housing estate to this area did not provide any equipped green space.</p> <p>The access is via land out of control of the Parish Council, therefore needs to be protected as part of the green space to ensure the area can be accessed for maintenance and repairs (by grass cutting motorised vehicle).</p> <p>The consultation analysis from the initial community survey conducted in Hellesdon in April 2024 showed that this area in the parish is special to the community since 91% of respondents said they wish for this area to be protected.</p> |
| Local in character and not extensive tract of land. | <p>The area size is approximately 0.55ha. It is local in character to Hellesdon, serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land. This area is central to Hellesdon and is an important asset to the east of the parish.</p> |



Reason for designation

Formal equipped play space to support the physical and social wellbeing of local children.

LGS4- Green space at Loxwood



Site Details

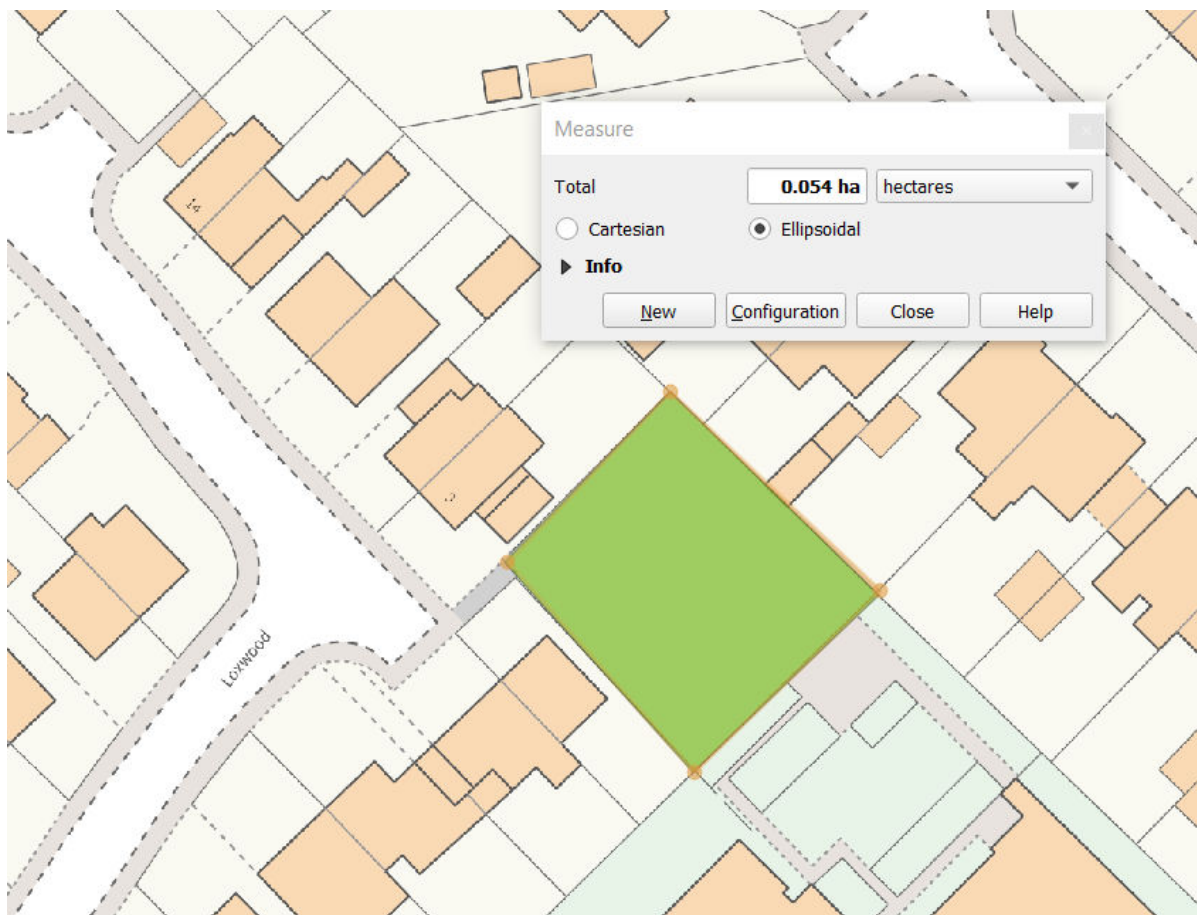
| Criteria | Description |
|--------------------------|---|
| Site | Green Space at Loxwood |
| Description and purposes | Open recreational space nestled within a housing development. |

Checklist

| Criteria | Description |
|---|--|
| Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC | No |
| Site allocations | No |
| Planning permissions | None. Checked applications up to 2019 (5yrs ago) 27/09/2024. |

NPPF Criteria

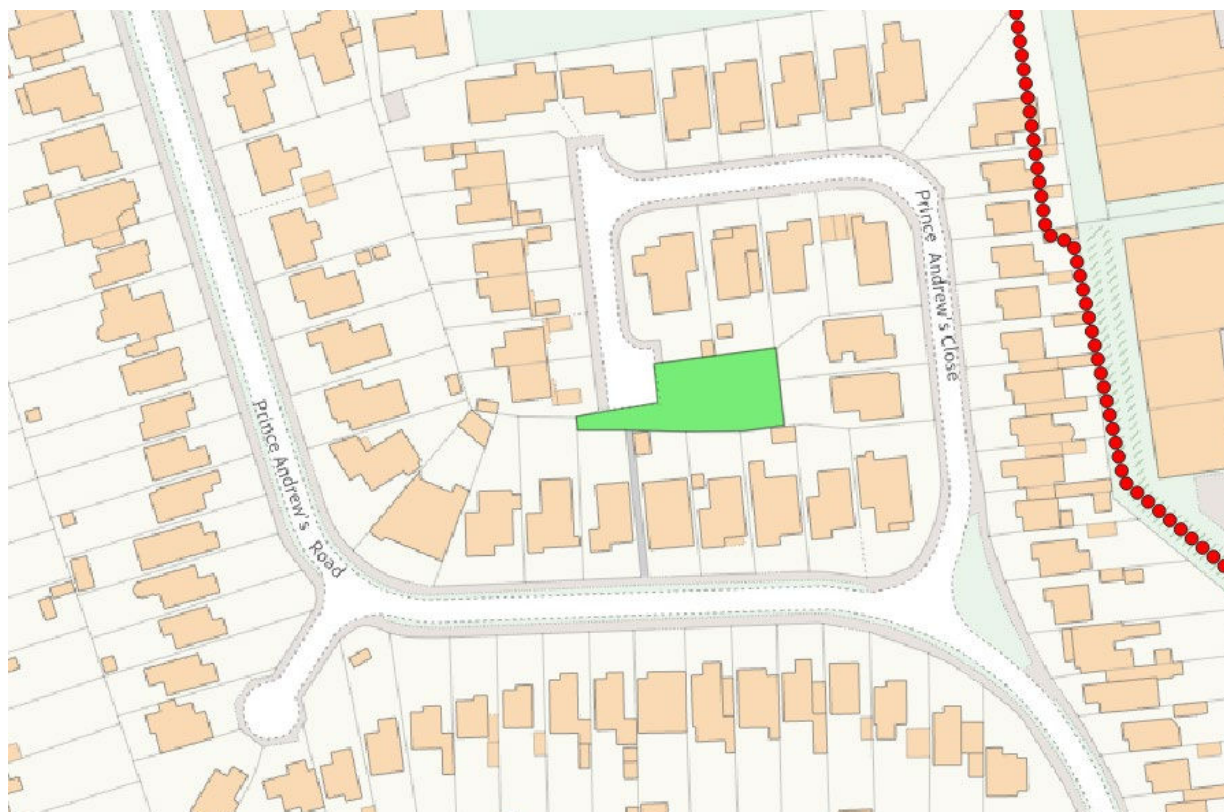
| Criteria | Description |
|--|--|
| Close to the community it serves. | <p>Should the heart of Hellesdon be deemed as the Bull Roundabout (Middleton's Lane / Reepham Road junction) the distance is 700m and is a 13-minute walk.</p> <p>It is easily accessible on foot and by cycle.</p> |
| Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) | <p>This space is considered demonstrably special for its recreational value to the community. This is important informal recreational open space. It is small in size and ideal for informal supervised play for young children or just casual socialising.</p> <p>The area is an attractive area of green space in an area which is predominantly concrete.</p> <p>The consultation analysis from the initial community survey conducted in Hellesdon in April 2024 showed that this area in the parish is special to the community since 71% of respondents said they wish for this area to be protected</p> |
| Local in character and not extensive tract of land. | <p>The area size is approximately 0.054ha. It is local in character to Hellesdon, serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land. This area of land is within one of the main urban areas of Hellesdon.</p> |



Reason for designation

This area of open space breaks up the busy residential area of the Cottinghams Drive estate. It is not equipped with play equipment so acts as informal recreation area for all ages.

LGS5- Green space at Prince Andrews Close



Site Details

| Criteria | Description |
|--------------------------|---|
| Site | Green Space at Prince Andrews Close |
| Description and purposes | Open recreational space nestled within a housing development. |

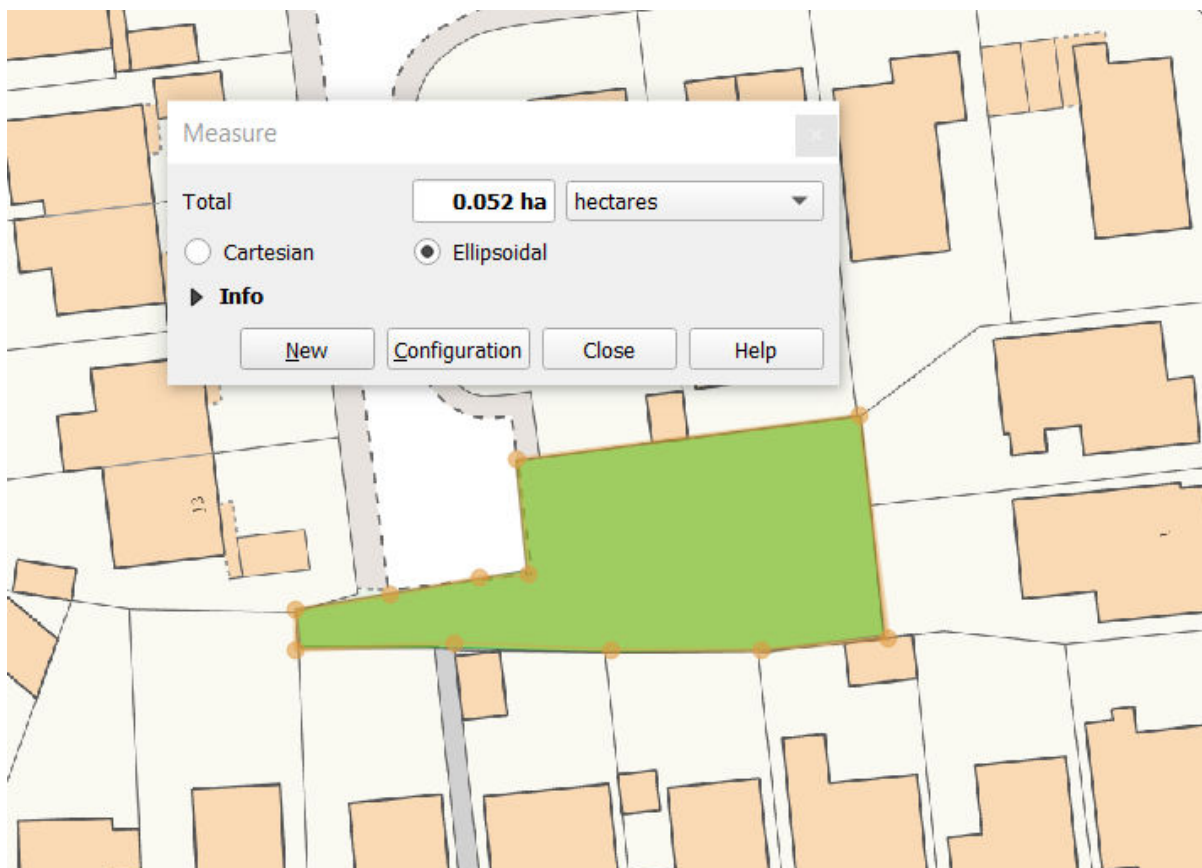
Checklist

| Criteria | Description |
|---|--|
| Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC | No |
| Site allocations | No |
| Planning permissions | None. Checked applications up to 2019 (5yrs ago) 27/09/2024. |

NPPF Criteria

| Criteria | Description |
|-----------------------------------|---|
| Close to the community it serves. | Should the heart of Hellesdon be deemed as the Bull Roundabout (Middleton's Lane / Reepham Road junction) the distance is 890m and is a 20-minute walk. |

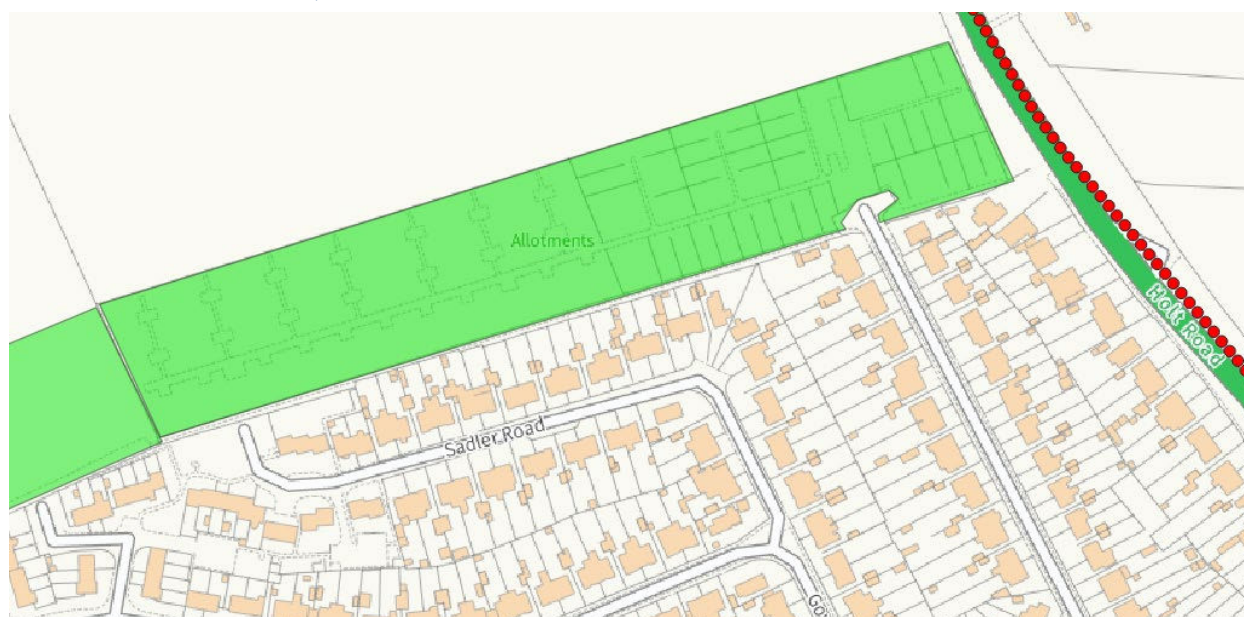
| Criteria | Description |
|--|---|
| | It is easily accessible on foot and by cycle. |
| Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) | <p>This space is considered demonstrably special for its recreational value to the community. This is important informal recreational open space. It is small in size and ideal for informal supervised play for young children or just casual socialising.</p> <p>The consultation analysis from the initial community survey conducted in Hellesdon in April 2024 showed that this area in the parish is special to the community since respondents suggested this as a space, they would like to see it protected.</p> |
| Local in character and not extensive tract of land. | <p>The area size is approximately 0.052ha. It is local in character to Hellesdon, serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land. This area of land is within one of the main urban areas of Hellesdon.</p> |



Reason for designation

This area of open space breaks up the busy residential area of the Prince Andrews Road estate / Fifers Lane industrial estate. The larger area of open space is not accessible to the public, having been closed by the landowner with plans for development. It is not equipped with play equipment so acts as informal recreation area for all ages.

LGS6- Allotment Site, North of Bush Road



Site Details

| Criteria | Description |
|--------------------------|--|
| Site | Allotment site, North of Bush Road |
| Description and purposes | Allotment site for the recreation of allotment gardening |

Checklist

| Criteria | Description |
|---|--|
| Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC | No |
| Site allocations | No |
| Planning permissions | None. Checked applications up to 2019 (5yrs ago) 27/09/2024. |

NPPF Criteria

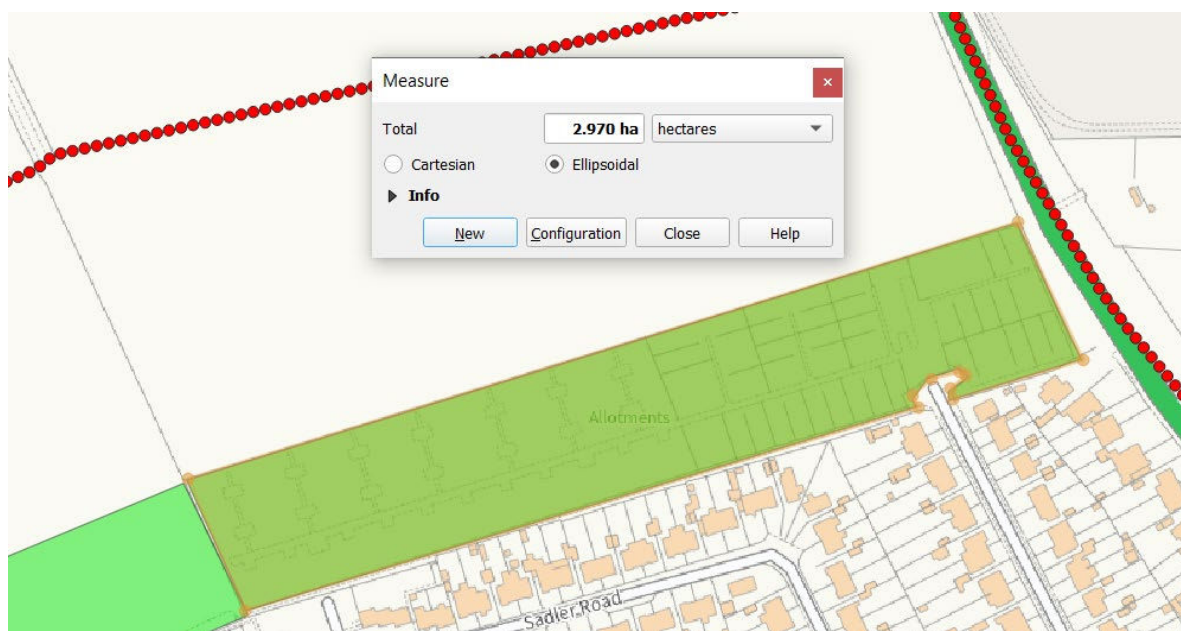
| Criteria | Description |
|-----------------------------------|---|
| Close to the community it serves. | This local green space is close to residential dwellings to the north of Hellesdon and serves the whole parish as an allotment site. It is accessible by foot and cycle. Should the heart of Hellesdon be deemed as the Bull Roundabout (Middleton's Lane / Reepham Road junction) the distance is 930m and would take about 17 minutes to walk |

| Criteria | Description |
|--|---|
| | from this area. |
| Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) | <p>This space is considered demonstrably special for its recreational value to the community. The Bush Road allotment site consists of over 130 allotment gardens, an apiary and an orchard. To the north of the allotment site is arable land, which adds to a rural tranquillity in an urban parish.</p> <p>Ancillary buildings have been installed onsite to support allotment gardening, including a hut erected by the allotment association to support members. The allotment holders give great community support to the parish, including the installation of a publicly accessible defibrillator in this area, and the donation of excess fruit and vegetables to the community fridge.</p> <p>The consultation analysis from the initial community survey conducted in Hellesdon in April 2024 showed that this area in the parish is special to the community since 91% of respondents said they wish for this area to be protected.</p> <p>The site also has historic value with two monument and find spots present including post medieval ditches/pits and Late neolithic to early Bronze Age arrowhead⁵.</p> |
| Local in character and not extensive tract of land. | The area size is approximately 2.9ha. As explained in the Planning Practice Guidance (PPG) Para:015 ID:37-015-20140306 ⁶ , there are no hard and fast rules about how big a Local Green Space can be, and a degree of judgement will inevitably be needed when making a designation. |

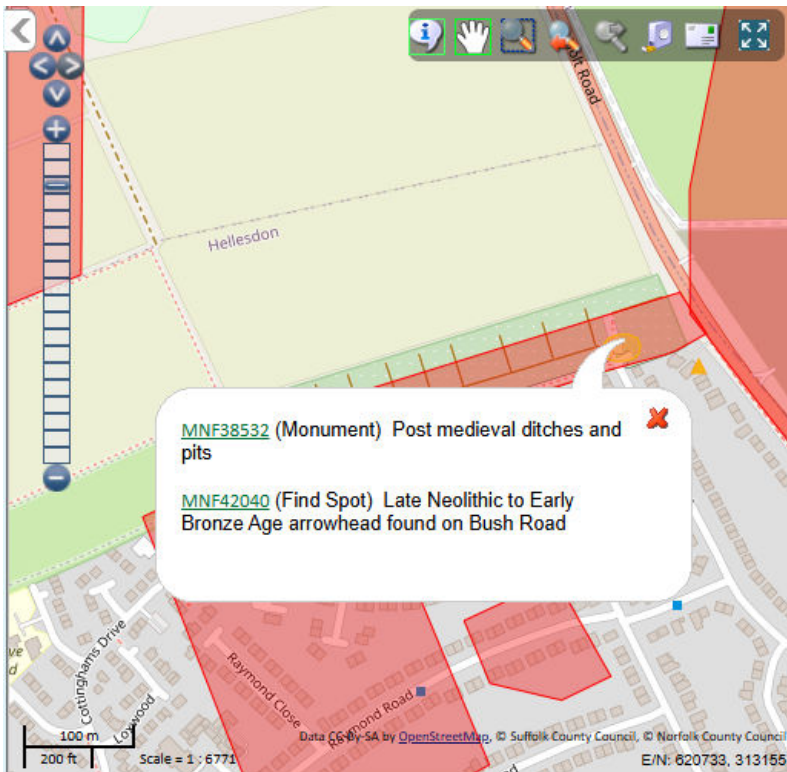
⁵ [Map Selection - Norfolk Heritage Explorer](#)

⁶ [Open space, sports and recreation facilities, public rights of way and local green space - GOV.UK \(www.gov.uk\)](#)

| Criteria | Description |
|----------|--|
| | <p>Para 106 of the NPPF (December 2023) states that a Local Green Space should only be designated if it is not an extensive tract of land, such as making blanket designations of open countryside adjacent to settlements to purposely stop development. This would not be considered appropriate.</p> <p>The park is not an extensive tract of land and serves as a green space for the local community and is considered an appropriate size in proportion to the town itself, which totals 529.5ha.</p> <p>The site is on the boundary of the parish of Hellesdon and allows for a 'soft entrance' into the parish. It serves the entirety of the parish as an allotment site.</p> |



Norfolk Heritage Explorer:



Reason for designation

Open space that provides physical and social wellbeing in the form of provision of allotment plots. Also, an apiary to support the local bee population and an orchard.

LGS7- Cottinghams Park, East of Reepham Road



Site Details

| Criteria | Description |
|--------------------------|--|
| Site | Cottinghams Park, East of Reepham Road |
| Description and purposes | An area of non-equipped, publicly accessible open space located to the north of Hellesdon. |

Checklist

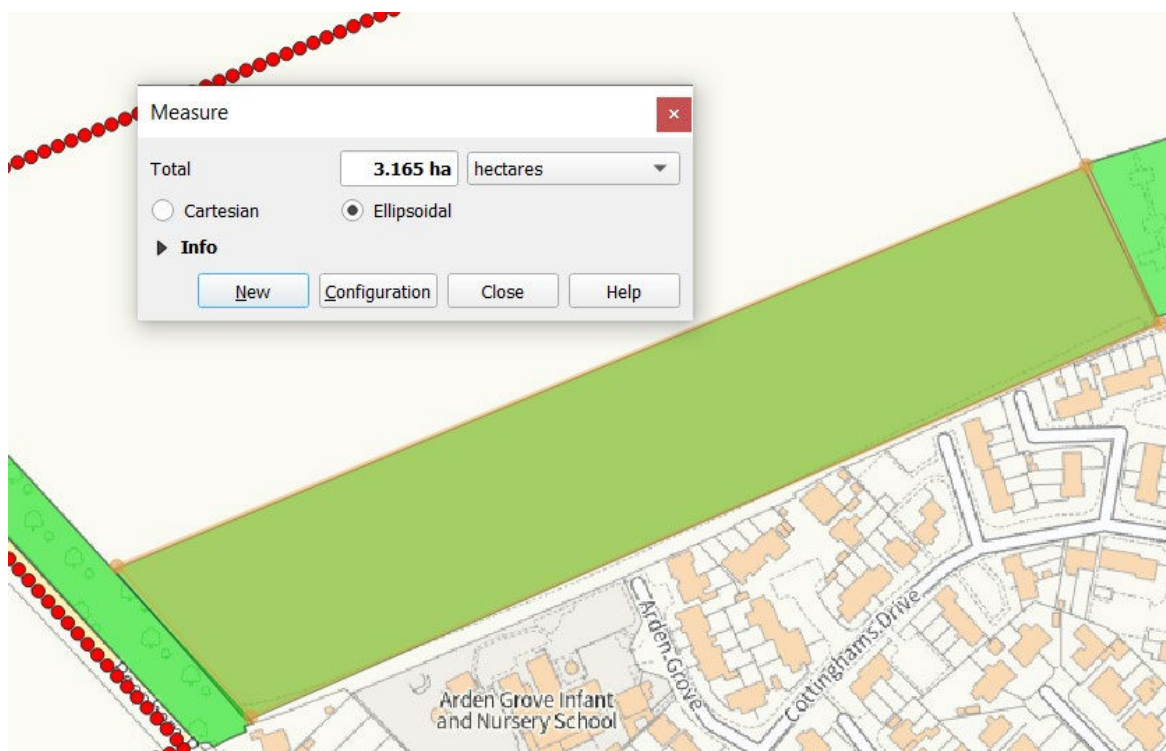
| Criteria | Description |
|---|--|
| Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC | No. However, there is Priority Habitat Deciduous Woodland present on site. |
| Site allocations | No |
| Planning permissions | None. Checked applications up to 2019 (5yrs ago) 27/09/2024. |

NPPF Criteria

| Criteria | Description |
|--|---|
| Close to the community it serves. | <p>This local green space is close to residential dwellings to the north of Hellesdon, and also to the Reepham Road shops and services.</p> <p>It is accessible by foot and cycle.</p> <p>Should the heart of Hellesdon be deemed as the Bull Roundabout (Middleton's Lane / Reepham Road junction) the distance is 910m and would take about 15 minutes to walk from this area.</p> |
| Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) | <p>This space is considered demonstrably special for its recreational value to the community. This area of open space is an ideal area for recreation, particularly popular with dog walkers due to the area not being equipped. The view from Cottinghams park is across arable land which allows for a rural tranquillity in an urban parish.</p> <p>The consultation analysis from the initial community survey conducted in Hellesdon in April 2024 showed that this area in the parish is special to the community since respondents suggested this as a space, they would like to see it protected.</p> |
| Local in character and not extensive tract of land. | <p>The area size is approximately 3.1ha. As explained in the Planning Practice Guidance (PPG) Para:015 ID:37-015-20140306⁷, there are no hard and fast rules about how big a Local Green Space can be, and a degree of judgement will inevitably be needed when making a designation.</p> <p>Para 106 of the NPPF (December 2023) states that a Local Green Space should only be designated if it is not an extensive tract of land, such as making blanket designations of open countryside</p> |

⁷ [Open space, sports and recreation facilities, public rights of way and local green space - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space)

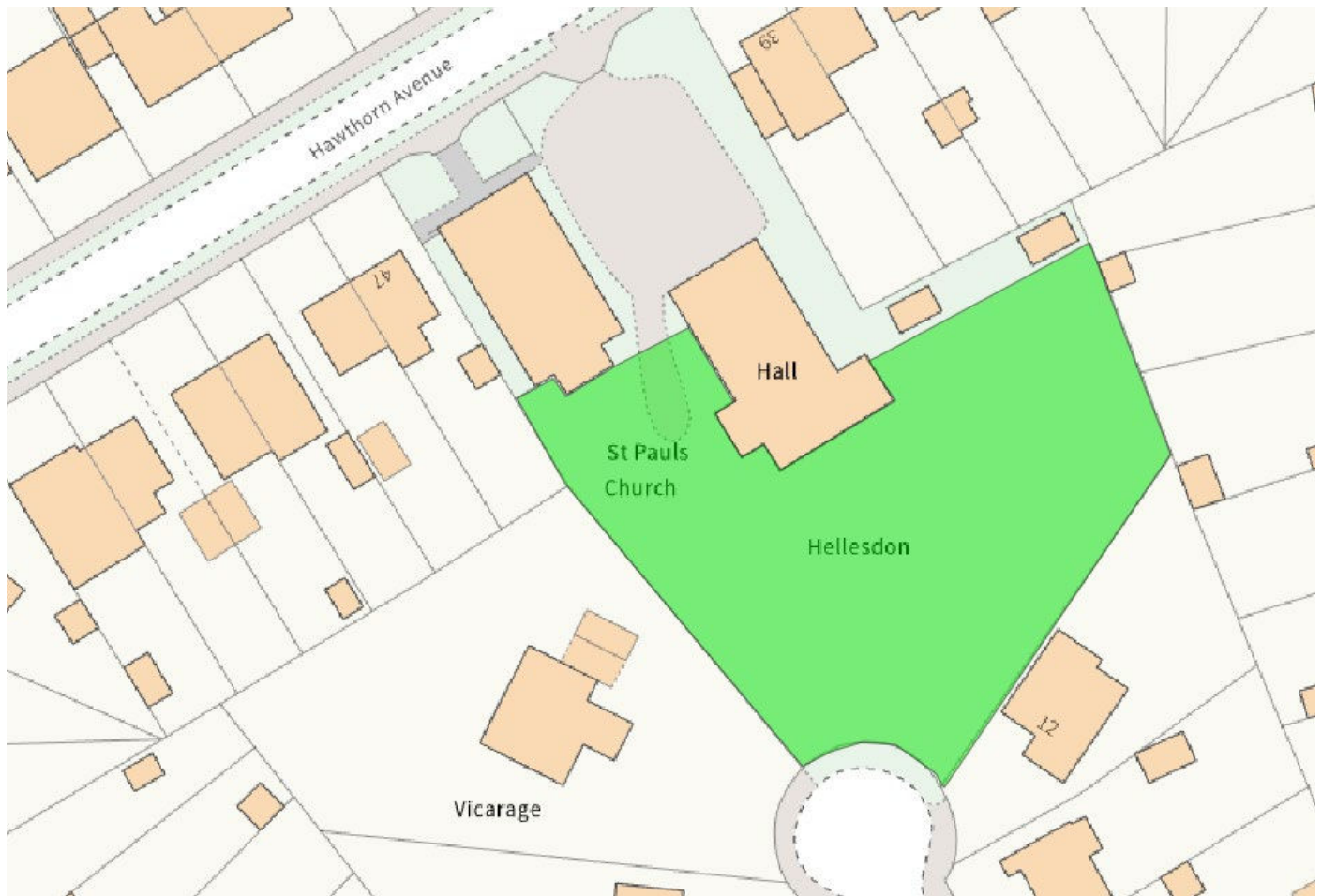
| Criteria | Description |
|----------|--|
| | <p>adjacent to settlements to purposely stop development. This would not be considered appropriate.</p> <p>The park is not an extensive tract of land and serves as a green space for the local community and is considered an appropriate size in proportion to the town itself, which totals 529.5ha.</p> <p>The park is local in character to Hellesdon, serving the purposes of the local area only. The site is on the boundary of the parish of Hellesdon and allows for a 'soft entrance' into the parish. It serves the estates in close proximity, such as the Cottinghams Drive estate and the Drayton Wood Road estate.</p> |



Reason for designation

Area of open space which supports informal recreation to the north of the parish of Hellesdon.

LGS8- St Paul's church ground



Site Details

| Criteria | Description |
|--------------------------|--|
| Site | Green space to the rear of St Paul's Church |
| Description and purposes | Open space to the rear of the religious / community building of St Paul's church. Used by numerous community groups as open space to enhance their social wellbeing. |

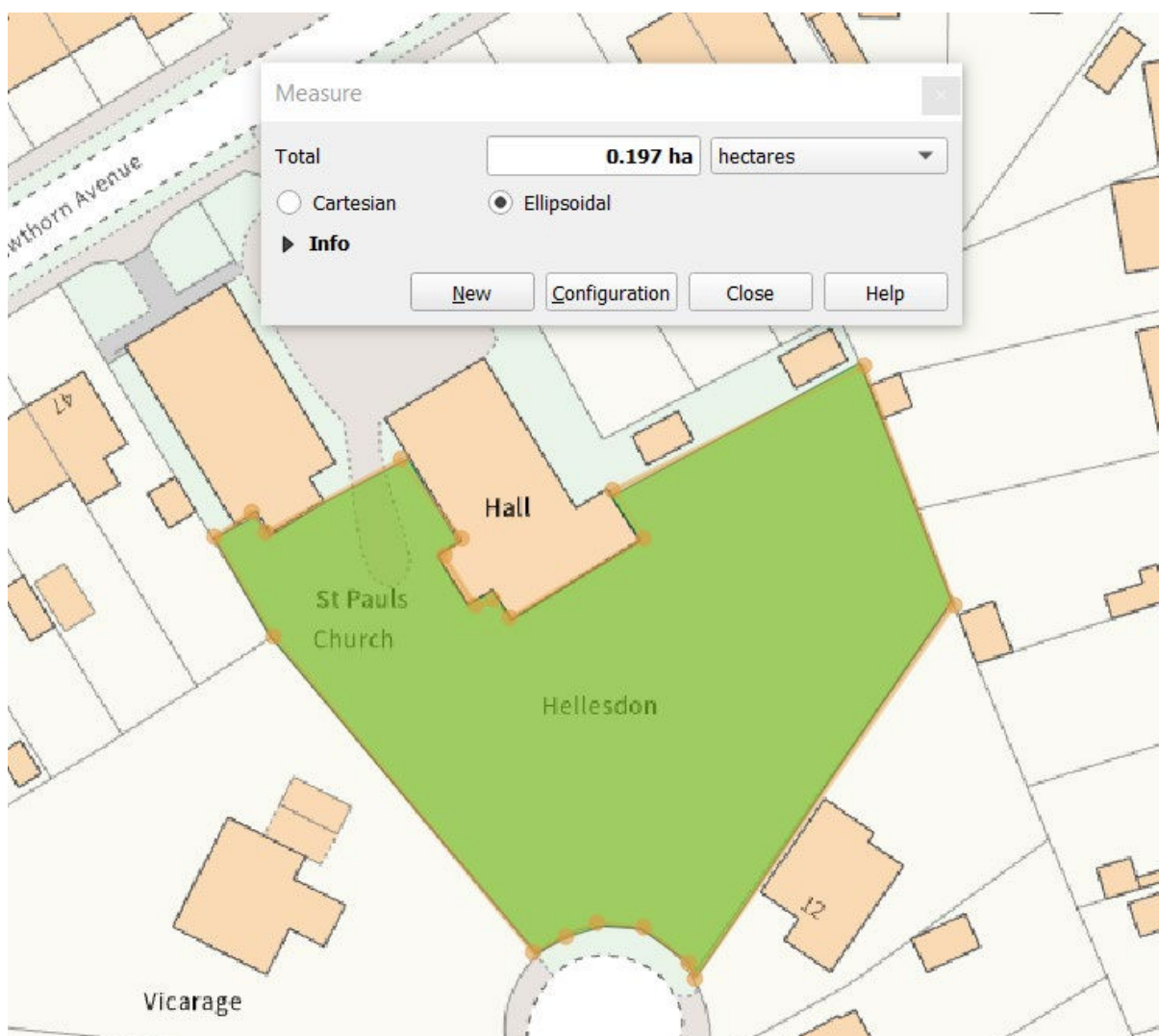
Checklist

| Criteria | Description |
|---|--|
| Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC | No |
| Site allocations | No |
| Planning permissions | None. Checked applications up to 2019 (5yrs ago) 27/09/2024. |

NPPF Criteria

| Criteria | Description |
|--|--|
| Close to the community it serves. | Should the heart of Hellesdon be deemed as the Bull Roundabout (Middletons Lane / Reepham Road junction) the distance is 450m and is 8 minutes walk. It is easily accessible on foot and by cycle. |
| Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) | This open space has key recreational value to the local community. The church offers social wellbeing opportunities, and the open space enhances this further. There is a brownie and guide pack affiliated with the church and this enables the young people attending to further develop their skills. The consultation analysis from the initial community survey conducted in Hellesdon in April 2024 showed that this area in the parish is special to the |

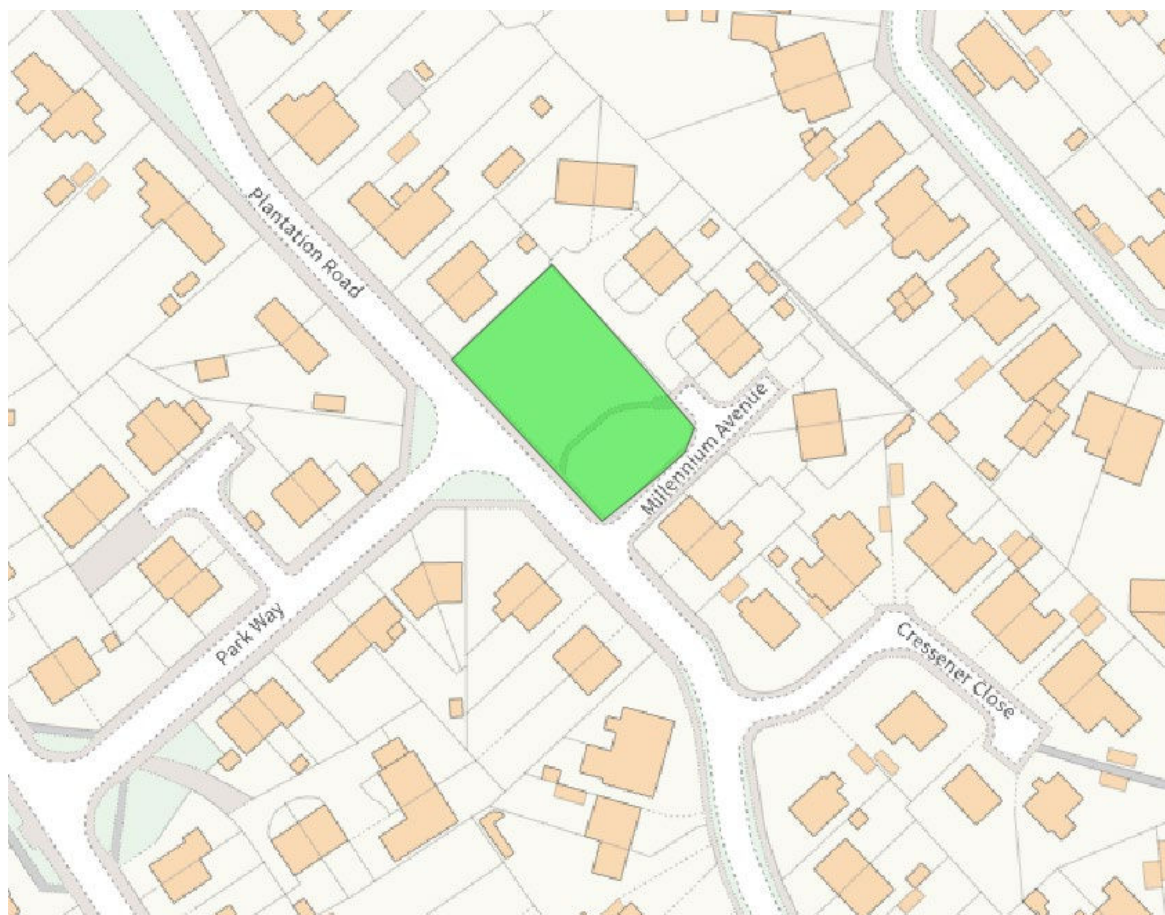
| Criteria | Description |
|---|---|
| | community since respondents suggested this as a space, they would like to see it protected. |
| Local in character and not extensive tract of land. | <p>The area size is approximately 0.197ha. It is local in character to Hellesdon, serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.</p> <p>This open space is nestled between the major arterial roads of Reepham Road and Cromer Road, and serves the extensive population between these two roads, in particular Hawthorne Avenue, Meadow Way and Bramble Avenue, as well as the wider population of Hellesdon.</p> |



Reason for designation

This is a small area of open space which supports the social wellbeing of local community groups.

LGS9- Green space, North of Millennium Avenue



Site Details

| Criteria | Description |
|--------------------------|--|
| Site | Green space North of Millenium Ave / Plantation Road open space |
| Description and purposes | Open recreational space nestled within an expansive housing development. |

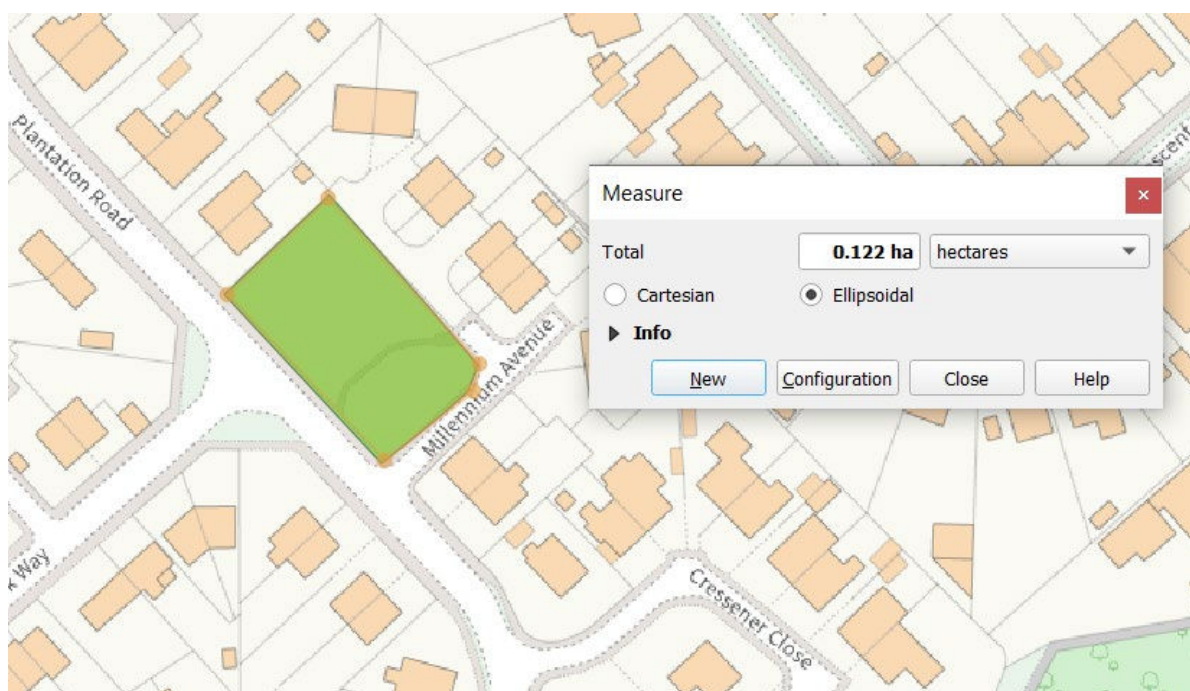
Checklist

| Criteria | Description |
|---|--|
| Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC | No |
| Site allocations | No |
| Planning permissions | None. Checked applications up to 2019 (5yrs ago) 27/09/2024. |

NPPF Criteria

| Criteria | Description |
|--|--|
| Close to the community it serves. | Should the heart of Hellesdon be deemed as the Bull Roundabout (Middletons Lane / Reepham Road junction) the distance is 610m and is a 13-minute walk. It is easily accessible on foot and by cycle. |
| Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) | This space is considered demonstrably special for its recreational value to the community. This is important informal recreational open space. It is small in size and ideal for informal supervised play for young children or just casual socialising. It is better for those who can be overwhelmed by too much activity, than the neighbouring recreation ground which is large and can be very busy. |
| Local in character and not extensive tract of land. | The area size is approximately 0.122ha. It is local in character to Hellesdon, |

| Criteria | Description |
|----------|--|
| | <p>serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.</p> <p>This area of land is within one of the main urban areas of Hellesdon, in close proximity to the social centre of Hellesdon, including the community centre, library and recreation ground.</p> |



Reason for designation

This area of open space breaks up the busy residential area of Plantation Road. It is not equipped with play equipment so acts as informal recreation area for all ages.

LGS10- Green space on Eversley Road / Silk Mill Road



Site Details

| Criteria | Description |
|--------------------------|--|
| Site | Recreational land on the junction of Eversley Road and Silk Mill Road |
| Description and purposes | Open recreational space nestled between a new and existing housing developments. |

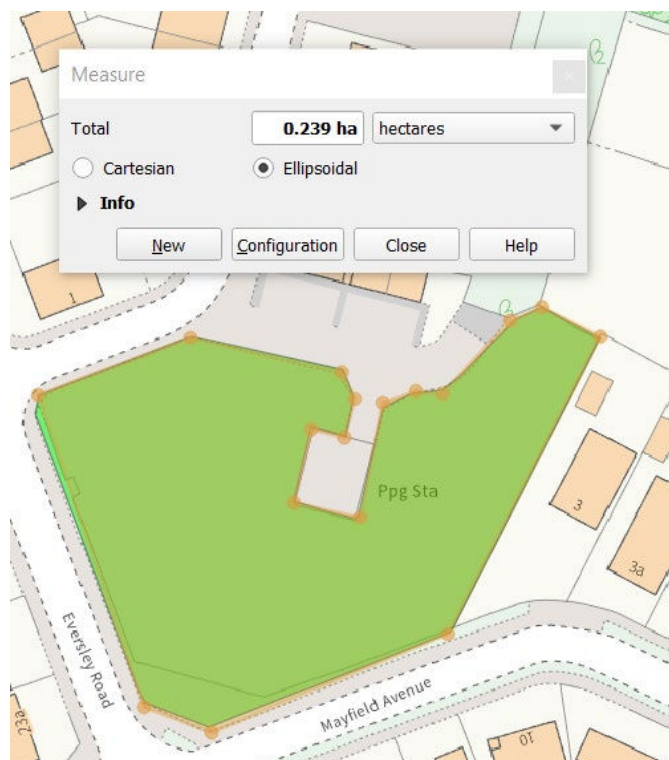
Checklist

| Criteria | Description |
|---|--|
| Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC | No |
| Site allocations | No |
| Planning permissions | None. Checked applications up to 2019 (5yrs ago) 27/09/2024. |

NPPF Criteria

| Criteria | Description |
|--|---|
| Close to the community it serves. | Should the heart of Hellesdon be deemed as the Bull Roundabout (Middletons Lane / Reepham Road junction) the distance is 1150m and is a 19-minute walk. |
| Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) | <p>This area is important informal recreational open space and is considered demonstrably special to the community for its recreational value. It is small in size and ideal for informal supervised play for young children or just casual socialising.</p> <p>The areas of public open space in Hellesdon available to the east of Cromer Road are very limited. For the majority of areas, the busy A140 has to be crossed. Whilst most areas of open space in Hellesdon have little shelter, this area has a significant amount of mature trees, giving welcome shade in increasingly warm summers.</p> |

| Criteria | Description |
|---|---|
| | The consultation analysis from the initial community survey conducted in Hellesdon in April 2024 showed that this area in the parish is special to the community since respondents suggested this as a space, they would like to see it protected. |
| Local in character and not extensive tract of land. | The area size is approximately 0.239ha. It is local in character to Hellesdon, serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land. This area of land, provided as part of a s106 agreement for new development, is serving residents of not only this development but the neighbouring existing residential area. |



Reason for designation

This area of open space breaks up the busy residential area of Eversley Road. It is not equipped with play equipment so acts as informal recreation area for all ages, with welcome shade from mature trees.

LGS11- Green space at Nursery Close



Site Details

| Criteria | Description |
|--------------------------|---|
| Site | Green Space at Nursery Close |
| Description and purposes | Open recreational space nestled within a housing development. |

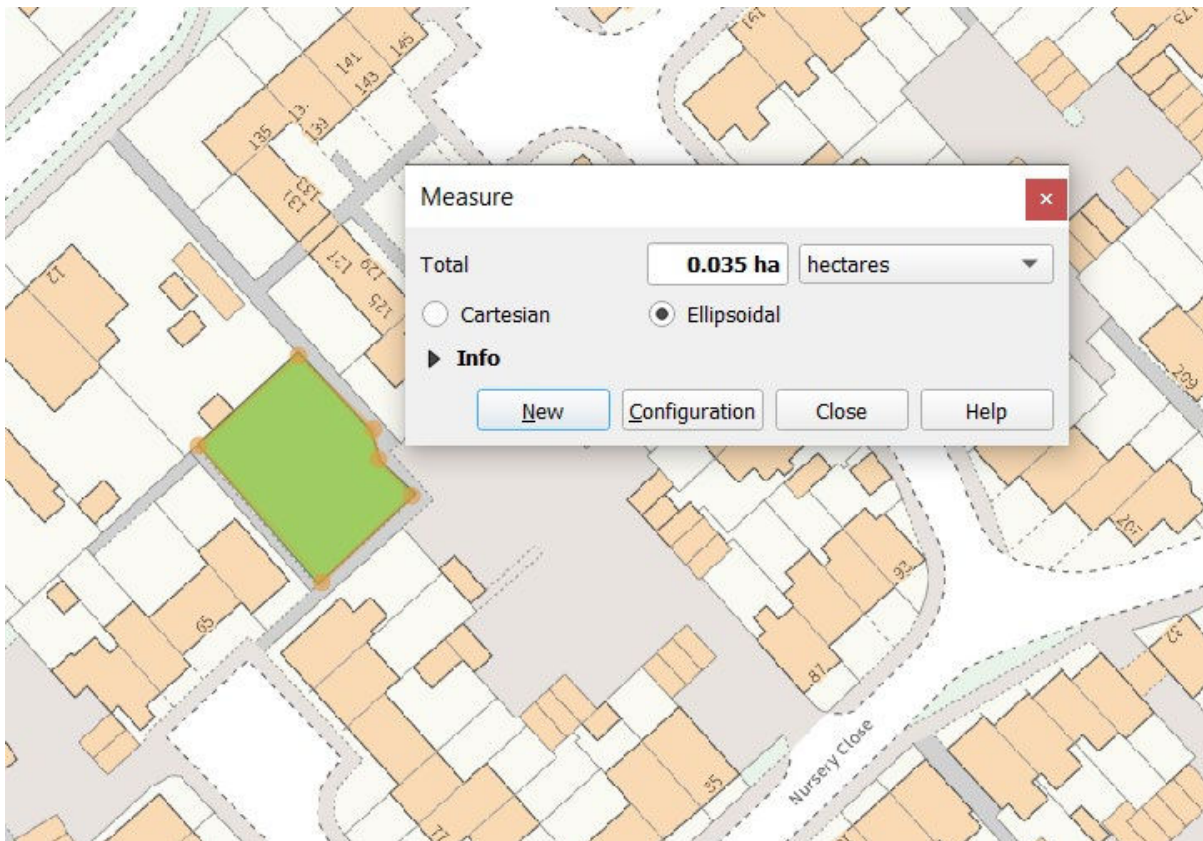
Checklist

| Criteria | Description |
|---|--|
| Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC | No |
| Site allocations | No |
| Planning permissions | None. Checked applications up to 2019 (5yrs ago) 27/09/2024. |

NPPF Criteria

| Criteria | Description |
|--|---|
| Close to the community it serves. | Should the heart of Hellesdon be deemed as the Bull Roundabout (Middleton's Lane / Reepham Road junction) the distance is 540m and is a 10-minute walk. It is easily accessible on foot and by cycle. |
| Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) | This space is considered demonstrably special for its recreational value to the community. It is an important informal recreational open space. It is small in size and ideal for informal supervised play for young children or just casual socialising. It is better for those who can be overwhelmed by too much activity, than the neighbouring recreation ground which is large and can be very busy. The area is an attractive area of green space in an area which is predominantly concrete. |

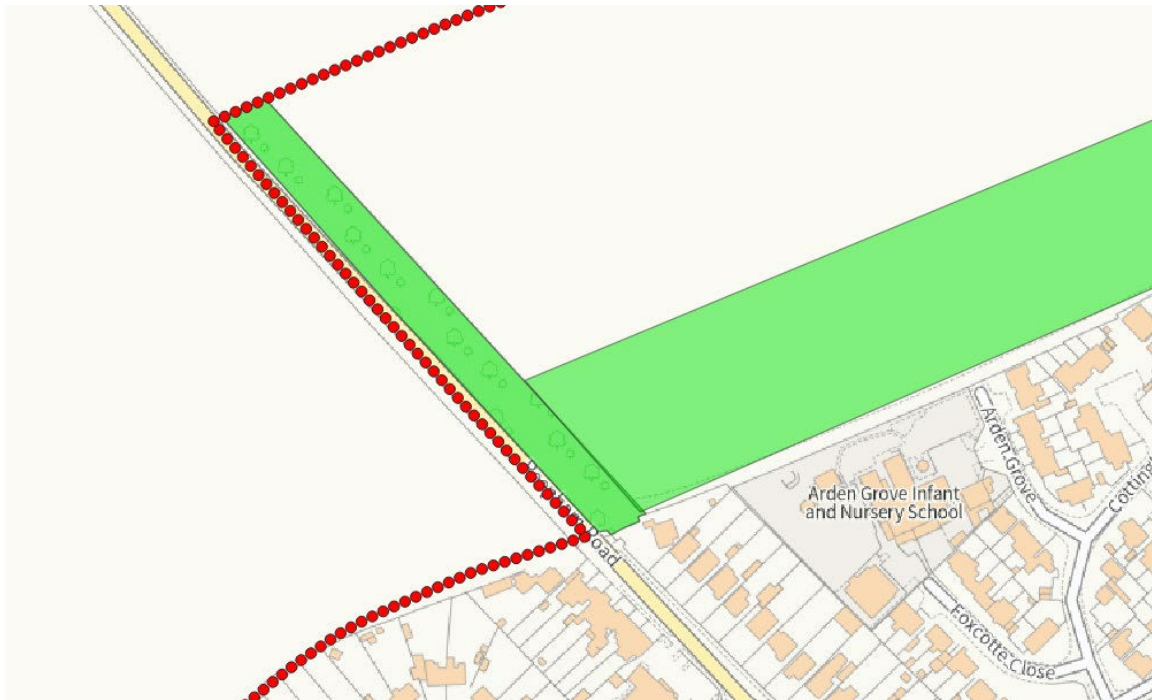
| Criteria | Description |
|---|---|
| Local in character and not extensive tract of land. | The area size is approximately 0.035ha. It is local in character to Hellesdon, serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land. This area of land is within one of the main urban areas of Hellesdon, in close proximity to the social centre of Hellesdon, including the community centre, library and recreation ground. |



Reason for designation

This area of open space breaks up the busy residential area of Nursery Close. It is not equipped with play equipment so acts as informal recreation area for all ages.

LGS12- Woodland, East of Reepham Road



Site Details

| Criteria | Description |
|--------------------------|--|
| Site | Woodland, East of Reepham Road |
| Description and purposes | Approx 0.73ha of woodland between Reepham Road and Cottinghams Park open space. This is semi publicly accessible and has walkways through part of it. It is a natural habitat for wildlife, consisting of mature trees, shrubs and scrub. It is often used by children to make dens. |

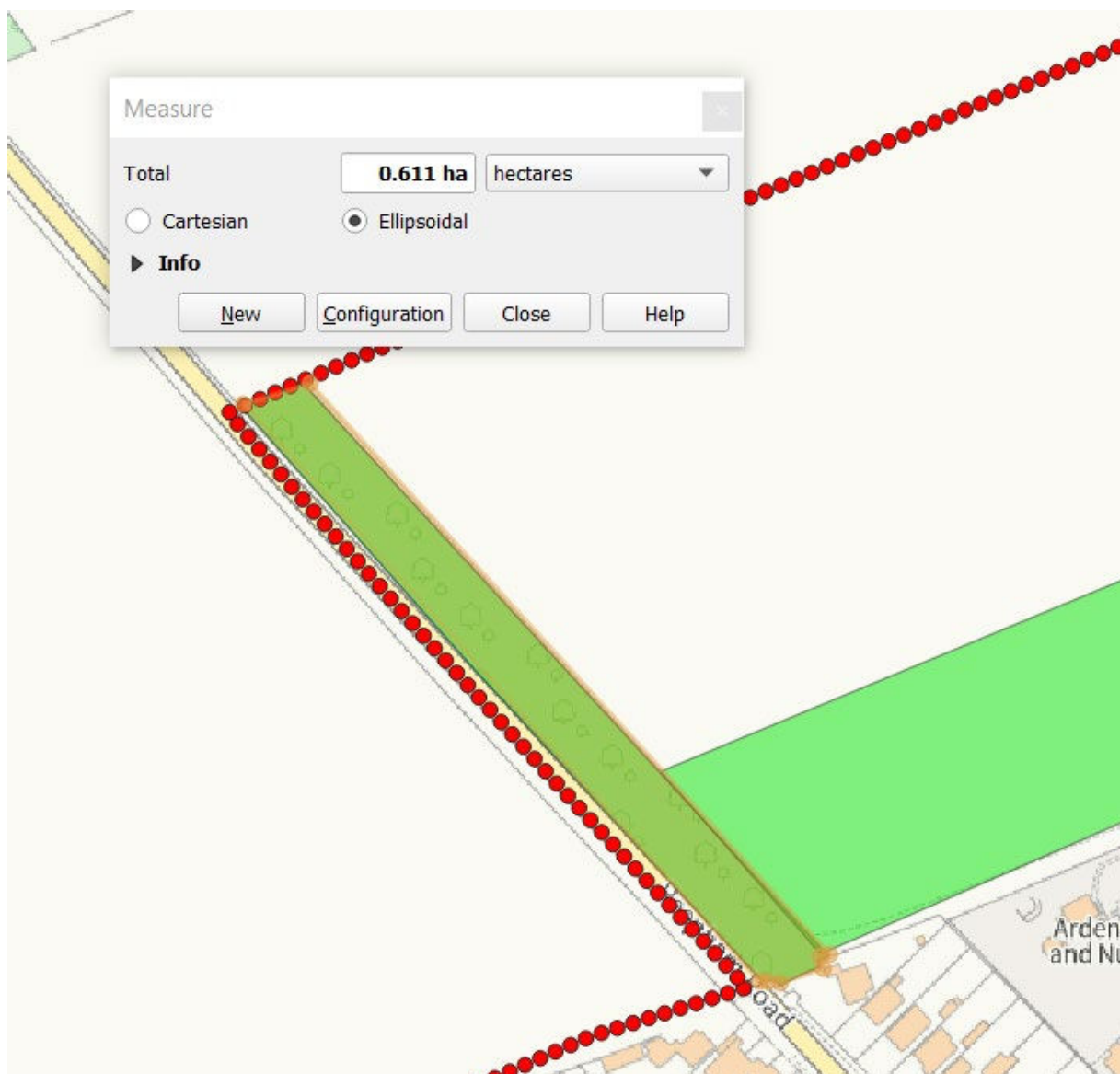
Checklist

| Criteria | Description |
|---|--|
| Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC | None |
| Site allocations | No |
| Planning permissions | None. Checked applications up to 2019 (5yrs ago) 27/09/2024. |

NPPF Criteria

| Criteria | Description |
|--|--|
| Close to the community it serves. | <p>This local green space is close to residential dwellings to the north of Hellesdon, and also to the Reepham Road shops and services.</p> <p>It is accessible by foot and cycle.</p> <p>Should the heart of Hellesdon be deemed as the Bull Roundabout (Middletons Lane / Reepham Road junction) the distance is 910m and would take about 15 minutes to walk from this area.</p> |
| Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) | <p>This space is considered demonstrably special for its recreational value to the community and biodiversity. The site is a small area of woodland, the majority of which is publicly accessible.</p> <p>Investment has been made in it, in the creation of a trod so that it can be enjoyed by an increased number of people. It is enjoyed by local children who make dens in the area. It also has an abundance of wildlife, including an abundance of habitats for insects, which in turn attracts small birds.</p> <p>The consultation analysis from the initial community survey conducted in Hellesdon in April 2024 showed that this area in the parish is special to the community since respondents suggested this as a space, they would like to see it protected.</p> |
| Local in character and not extensive tract of land. | <p>The area size is approximately 0.61ha. It is local in character to Hellesdon, serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.</p> <p>The site is on the boundary of the parish of Hellesdon and allows for a 'soft entrance' into the parish. It serves the estates in close proximity, such as the Cottinghams Drive estate and the</p> |

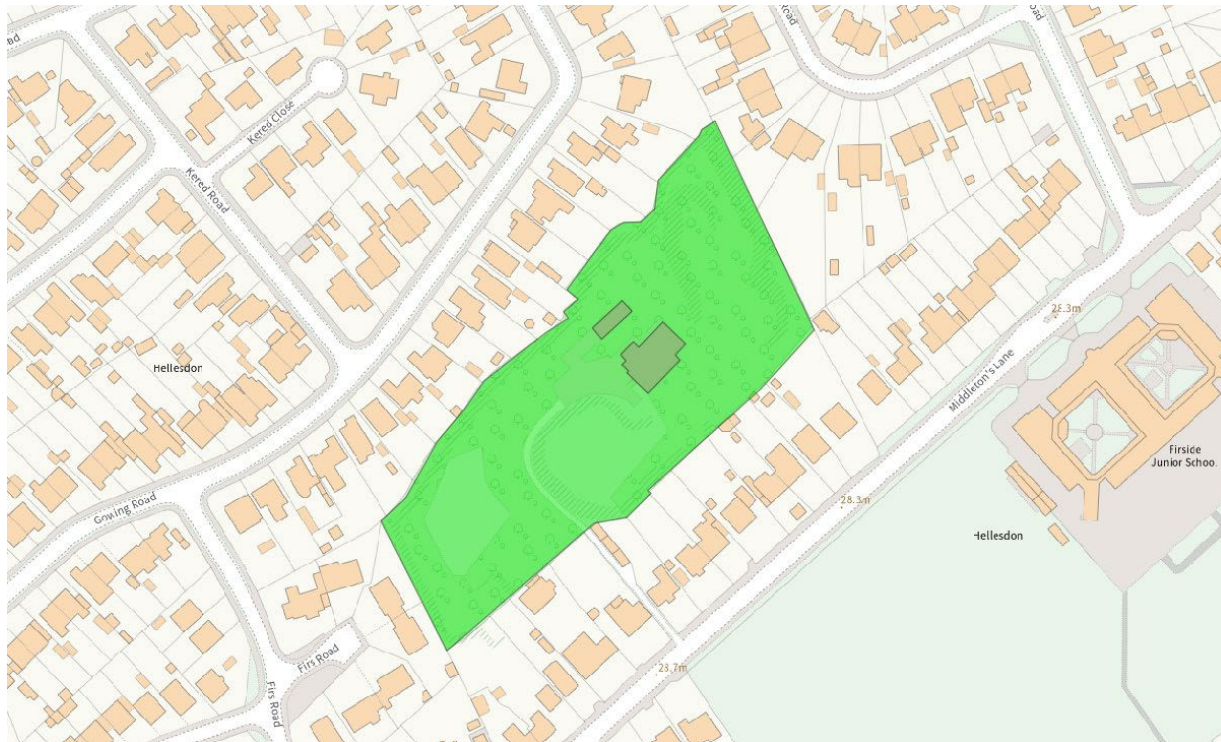
| Criteria | Description |
|----------|--|
| | Drayton Wood Road estate and leads into the Cottinghams Park open space. |



Reason for designation

This area is more extensive than a highway verge and is important as a natural wildlife habitat.

LGS13- Hellesdon Scout Hut Open Space, North of Middleton's Lane



Site Details

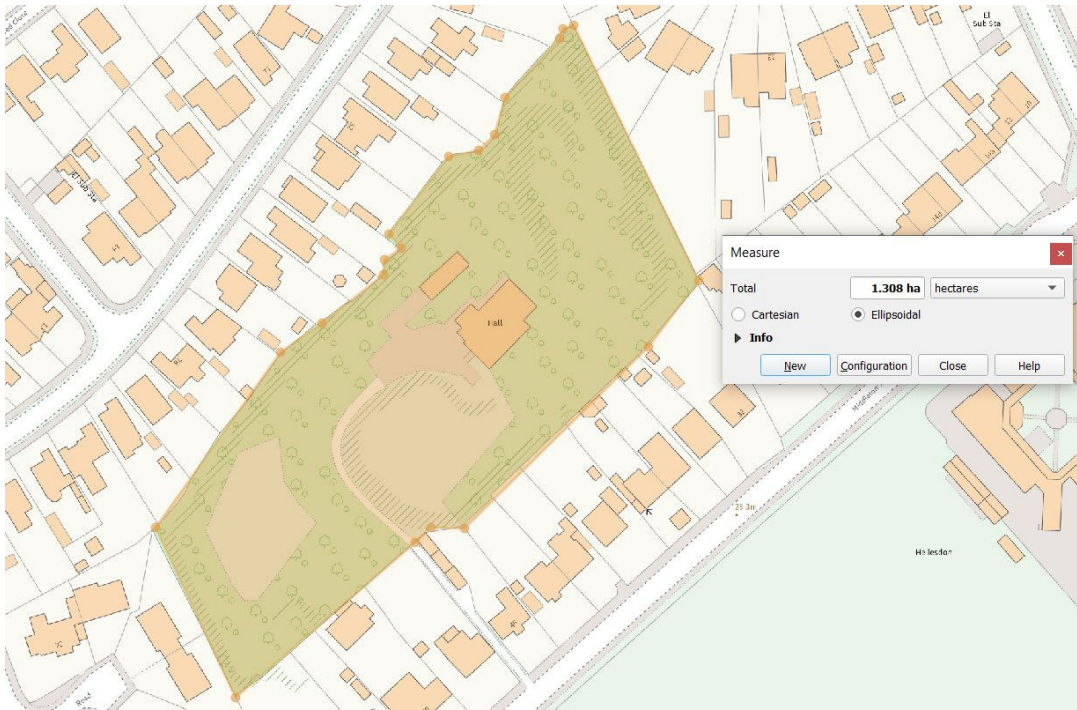
| Criteria | Description |
|--------------------------|--|
| Site | Hellesdon Scout Hut Open Space, North of Middleton's Lane |
| Description and purposes | This open space is accessed between 46 and 48 Middleton's Lane. The site is open space associated with the Scout HQ of 2 nd Hellesdon Scouts. |

Checklist

| Criteria | Description |
|---|--|
| Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC | No. However, Priority Habitat Deciduous Woodland is present on a large proportion of the site. |
| Site allocations | No |
| Planning permissions | None. Checked applications up to 2019 (5yrs ago) 27/09/2024. |

NPPF Criteria

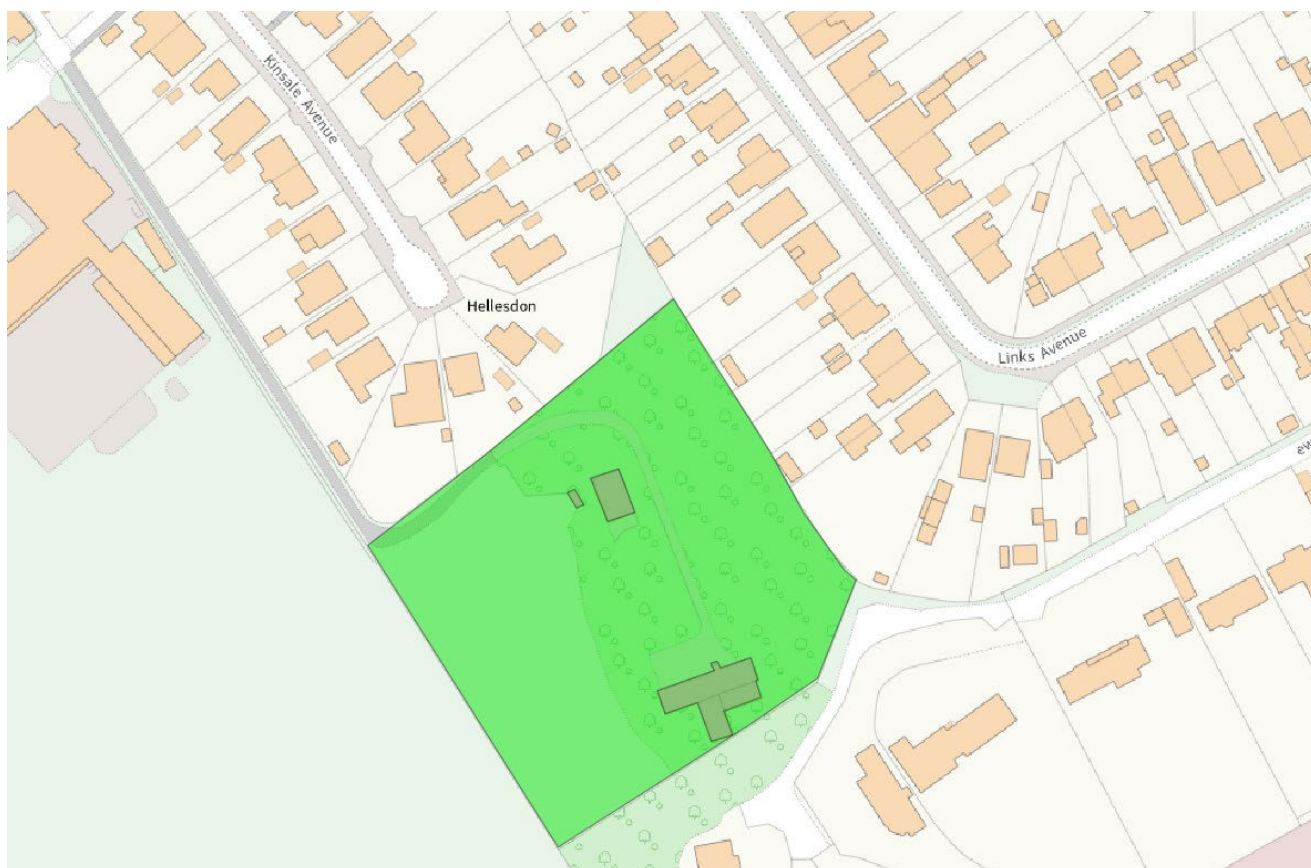
| Criteria | Description |
|--|--|
| Close to the community it serves. | Should the heart of Hellesdon be deemed as the Bull Roundabout (Middletons Lane / Reephams Road junction) the distance is 350m and is a 5 minute walk. |
| Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) | <p>This space is considered demonstrably special for its recreational value to the community. This land has supported the outdoor activities of scout groups in Hellesdon since 1960. It now boasts scouting activities for young people in Beavers, Cubs and Scouts.</p> <p>Despite being in an urban area, this site provides enough space for a wealth of outdoor activities which help with the social and physical wellbeing of young people. It is screen from neighbouring dwellings by mature trees, giving it that feeling of remote countryside.</p> |
| Local in character and not extensive tract of land. | The area size is approximately 1.3ha. It is local in character to Hellesdon, serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land. This area of land is close to the heart of Hellesdon and serves the growing population of young people. |



Reason for designation

This is a small area of open space which supports the social wellbeing of local community groups, allowing for outdoor activities in a safe space.

LGS14- Hellesdon Scout Group Open Space, South of Kinsale Avenue / Rear of Pinewood Close



Site Details

| Criteria | Description |
|--------------------------|--|
| Site | Open space around the scout hut at Pinewood Close and South of Kinsale Avenue. Location of 1 st Hellesdon Scout Group. |
| Description and purposes | Open space around the 1 st Hellesdon Scout Hut. Used by the scouts and other community groups as open space to enhance their social and physical wellbeing. |

Checklist

| Criteria | Description |
|---|--|
| Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC | No |
| Site allocations | No |
| Planning permissions | None. Checked applications up to 2019 (5yrs ago) 27/09/2024. |

NPPF Criteria

| Criteria | Description |
|--|--|
| Close to the community it serves. | <p>Should the heart of Hellesdon be deemed as the Bull Roundabout (Middletons Lane / Reepham Road junction) the distance is 500m and is an 11-minute walk.</p> <p>It is easily accessible on foot and by cycle.</p> |
| Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other) | <p>This open space has key recreational value to the local community. The scout association offers social wellbeing opportunities, and the open space enhances this further. Other groups also utilise the open space, with the Kung Fu Fusion group promoting the site as 'The peace, calm and tranquillity of where we train'. This allows for social groups of all demographic to utilise the space.</p> <p>Despite it being in the centre of an urban area, it is well screened by trees, significantly reducing the noise of surrounding properties impacting on the space.</p> |
| Local in character and not extensive tract of land. | <p>The area size is approximately 1.043ha including the built development. The LGS designation would exclude these buildings. It is local in character to Hellesdon, serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.</p> <p>The land is next to Kinsale Infant and Junior Schools, and also Hellesdon High School, making it local to activities relating to young people.</p> |

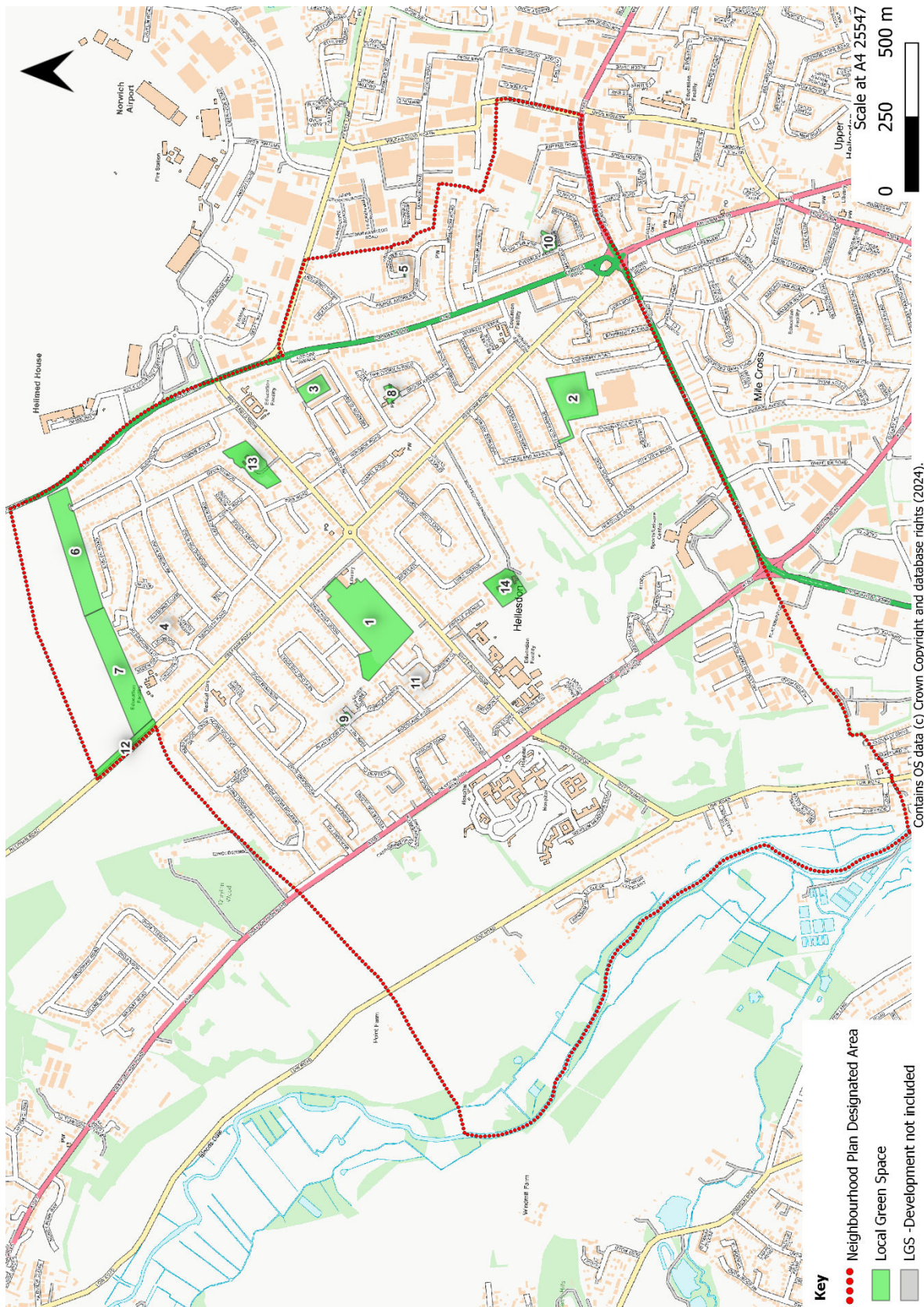


Reason for designation

This is a small area of open space which supports the social wellbeing of local community groups.

Recommended Designations

From the assessment work, 14 Local Green Spaces have been determined to meet the national criteria for designation. These are highlighted below.



Appendix 1- Area Size (Hectares)

Hellesdon parish total hectare size is approximately 529.5ha. The Neighbourhood Plan wishes to designate 14 green spaces which will total 16.802 out of 529.5ha.

