

Hellesdon Neighbourhood Plan

Evidence Base Report

January 2025

Table of Contents

| | |
|---|----|
| SUMMARY OF EVIDENCE AND KEY ISSUES | 1 |
| INTRODUCTION..... | 4 |
| POPULATION CHARACTERISTICS | 6 |
| HOUSING | 8 |
| AVAILABILITY OF LOCAL SERVICES, EMPLOYMENT AND ACCESSIBILITY | 14 |
| TRANSPORT AND CONNECTIVITY..... | 18 |
| FLOOD RISK..... | 22 |
| NATURAL ENVIRONMENT..... | 27 |
| LANDSCAPE CHARACTER | 33 |
| HISTORIC ENVIRONMENT | 35 |
| APPENDIX A: HELLESDON HOUSING DATA 2013-2023 (BROADLAND DISTRICT COUNCIL, JANUARY 2024) | 37 |
| GLOSSARY | 48 |

Summary of evidence and key issues

| Theme | Summary of evidence | Issues |
|--|--|---|
| Population Characteristics | Analysis of 2011 and 2021 Census data indicates that there has been little change in the parish's population profile over the last 10 years. Nearly half of the parish is of working age and there has been an increase in the 75+ year age group. | Housing will need to cater for a mix of age groups, such as younger people looking for their first house, growing families, and older people, including those who may be looking to downsize. |
| Housing | <ul style="list-style-type: none"> There has been a significant amount of housing growth in the last decade in the parish, though only 110 units were for affordable housing (all tenures) which is around 9.8% out of the total. There is a total deliverable housing commitment for Hellesdon of 1,351 homes between 2018 – 2038, and so many homes are still to be built-out, but there are no new housing allocations in the new local plan. There is a considerable number of people on the council's housing register list (80 households) who are current residents in the parish in need of affordable rented accommodation, especially smaller homes. | <ul style="list-style-type: none"> Housing and population growth could mean an increasing need for social infrastructure (such as recreational space and health services) as well as sustainable transport links to limit traffic growth. New housing will have a significant impact on the character of the area for years to come, and poor design will mean that the impact will be adverse. There could be a need to integrate new residents by providing opportunities for informal social interactions, such as in parks and open spaces. The increasing population could potentially mean a need for more local work opportunities. There remains an outstanding need for affordable homes. |
| Availability of local services, employment and accessibility | <ul style="list-style-type: none"> There is a good range of local services, facilities, and employment opportunities available within the parish. Furthermore, Norwich is accessible by public transport. There is little in the way of easily accessible open green space, especially for sports such as football. | <ul style="list-style-type: none"> Capacity of existing core services and social infrastructure should be considered if there is to be additional housing growth. Although there is an allocation for additional green space, the inadequate opportunities for informal and formal recreation could have impacts such as increasing the recreational pressure on the County Wildlife |

| Theme | Summary of evidence | Issues |
|----------------------------|--|--|
| | | Site, or failing to provide opportunities for social interaction between new and existing residents. |
| Transport and Connectivity | <ul style="list-style-type: none"> There are numerous public transport services within the parish and bus stops located on different main roads and within residential areas. However, some services run at limited times, once a week or are for school purposes. Most households have access to a private car/van, with the proportion of people not having a car very low. There is good walking access and some reasonable cycling access to a range of local services and facilities, though the cycle network has gaps, especially access to the airport. | <ul style="list-style-type: none"> The high levels of car ownership could have implications for car parking on new housing developments - insufficient parking spaces could result in more haphazard parking. Gaps in the cycle network could deter people from cycling, thereby adding to traffic pressures. |
| Flood Risk | Surface water flooding has been an issue in parts of the parish over the years, as well as reports of groundwater flooding. | It will be important to ensure flooding, especially surface water flooding, is not worsened through new development and is mitigated. |
| Natural Environment | <ul style="list-style-type: none"> It is possible that wildlife from the River Wensum visit or are present within the neighbourhood area at times. Additional housing growth within the area could lead to increased nutrient issues within the River Wensum (SAC). This has led to planning applications being on hold since March 2022 and could cause further delays if suitable mitigation is not available. | <ul style="list-style-type: none"> It is important to keep the conservation objectives in mind for areas close to the boundaries with the River Wensum to support its biodiversity. Improvements to or the creation of habitat networks could benefit the biodiversity. Further development could have an adverse impact on the County Wildlife Site (CWS), priority habitats or habitat networks if not considered appropriately in decision making and |

| Theme | Summary of evidence | Issues |
|----------------------|---|---|
| | | <p>contributions towards habitat creation are not delivered.</p> <ul style="list-style-type: none"> • Additional housing growth could cause further recreational pressure on the nearby designated site given that there are insufficient opportunities in open green spaces locally. |
| Landscape Character | <ul style="list-style-type: none"> • There are no nationally protected landscape designations. • Landscape has been impacted by housing development and the loss of landscape structures such as trees and hedgerows. • There has been a loss of urban green space (such as the golf course) | <ul style="list-style-type: none"> • Open views across the landscape, such as to the west of Drayton High Rd, are an important feature of the area and could be harmed by inappropriate development. • Development on the edge of Hellesdon could cause an intrusion into the open countryside. • There is possibly a paucity of open green space in the built-up area. • Habitat creation as part of new development could improve the degraded landscape. |
| Historic Environment | <p>Records indicate human settlement in the parish dates back to the prehistoric age period and there is one listed building, the Church. There is not a conservation area or any other historic designations. There are a small number of buildings of local interest or important in the context of the recent past.</p> | <p>There is potential for future development to impact on buildings of interest or that might be considered as being non-designated heritage assets</p> |

Introduction

This evidence base is a live document in the sense that it will be updated as new evidence emerges during the development of the Neighbourhood Plan. It primarily draws on data and information that is available on the internet, such as government or local government data or information. The evidence base utilises both quantitative and qualitative data to build a rich picture of the local area. Most of the data is quantitative and is therefore in the form of data and statistics, such as the number of residents or the number of three bedroomed homes. Some of the evidence is qualitative, such as a description of the services and facilities that exist in the parish.

The purpose of the evidence base is to identify planning issues and provide the justification for the planning policies that will make up the neighbourhood plan. Some evidence is very clearly useful for developing policies. For example, if there is a lack of smaller dwellings (2 or 3 bedroomed) then the neighbourhood plan can have a policy that requires more smaller dwellings. The document doesn't include all available information. The aim is to include only data and information that will be utilised for the neighbourhood plan. For example, there is data on CO2 emissions from buildings, but planning can have little bearing on this because it falls under the Building Regulations regime, which deals with the environmental performance of new buildings such as the level of insulation or the use of solar panels.

Whilst the neighbourhood plan should be made up of planning policies, these policies should not repeat what is already set out in national planning policies or policies in the local plan, though it can sometimes have a distinctive local version. There are some policy areas that are generally already covered by these national or local plan policies. For example, the protection given to landscape protection areas (Areas of Outstanding Natural Beauty, National Parks etc). Although a neighbourhood plan has little role to play in the protection of national landscape designations, it is still worth including such evidence as it is useful context that helps people to gain a greater understanding of their area.

There is a glossary provided at the end of the document to help to explain any technical terms used in the evidence base. Where there are definitions used by government or other regulatory bodies that are relevant to planning, we have included them in the glossary. For example, how flood risk zones are defined and categorised or the Government's definition of affordable housing.

Hellesdon Parish in context

The parish of Hellesdon falls within Broadland District (**Figure 1**) and is adjacent to South Norfolk District and Norwich City (**Figure 2**). It lies to the north-west of Norwich and is 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.

The maps overleaf show the parish boundary and district boundaries.

Figure 1-Neighbourhood Designated Area

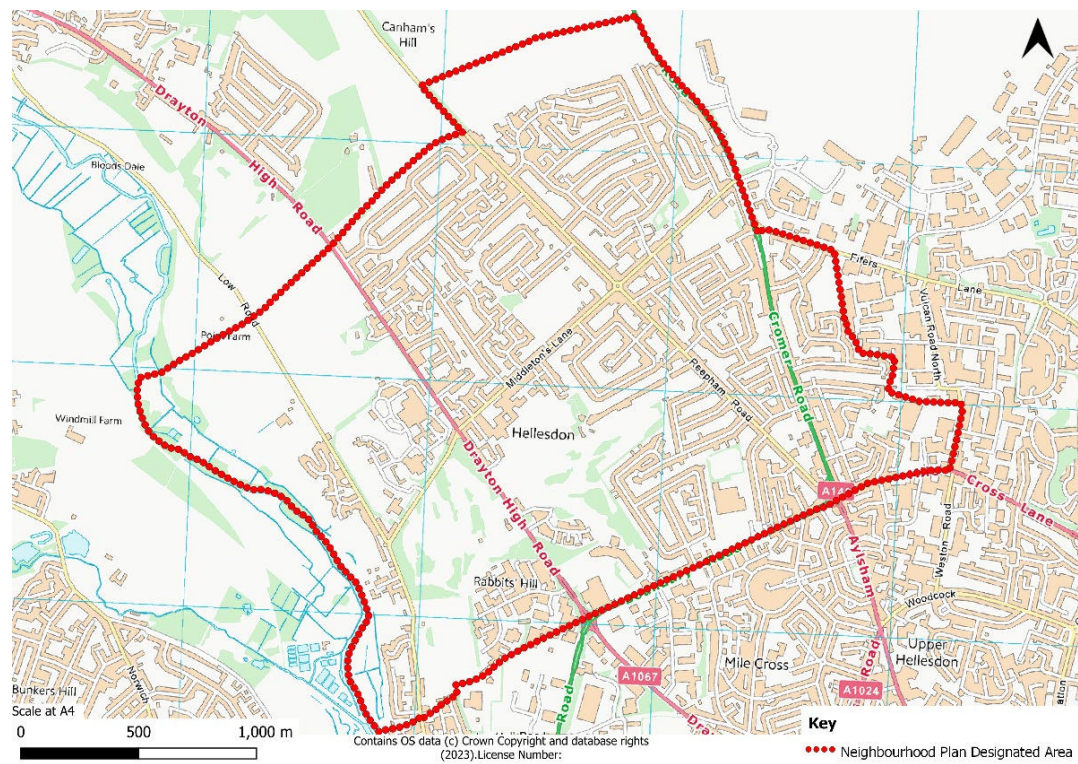
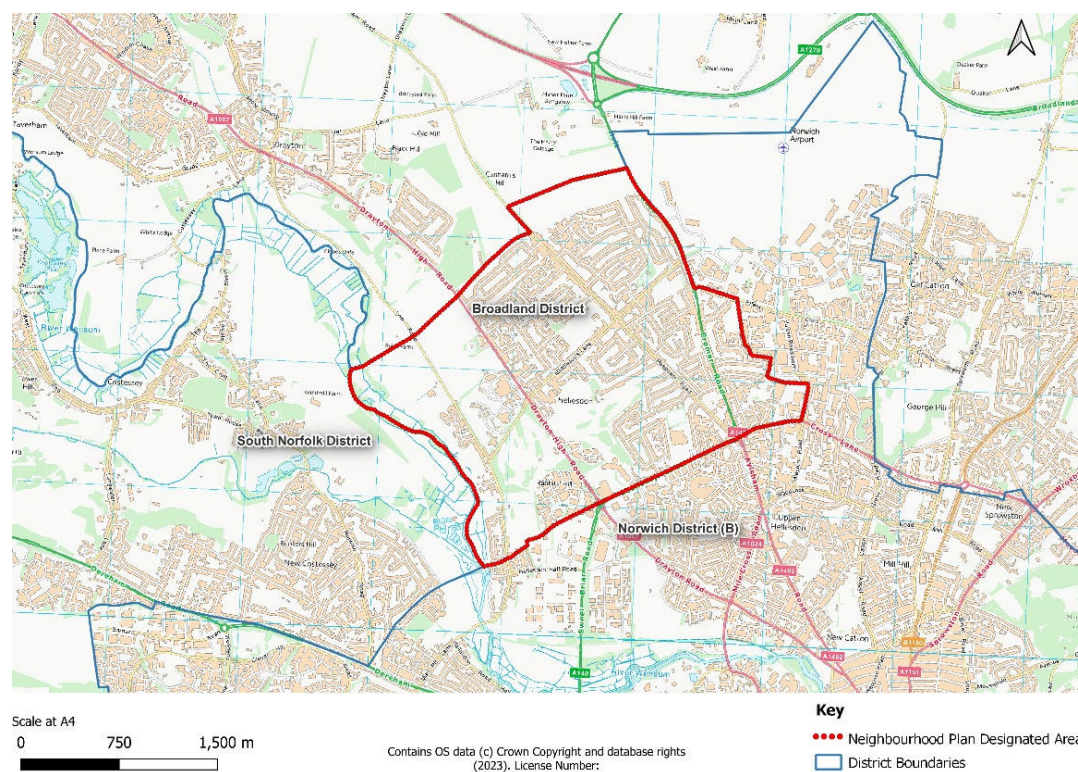


Figure 2- District Boundaries



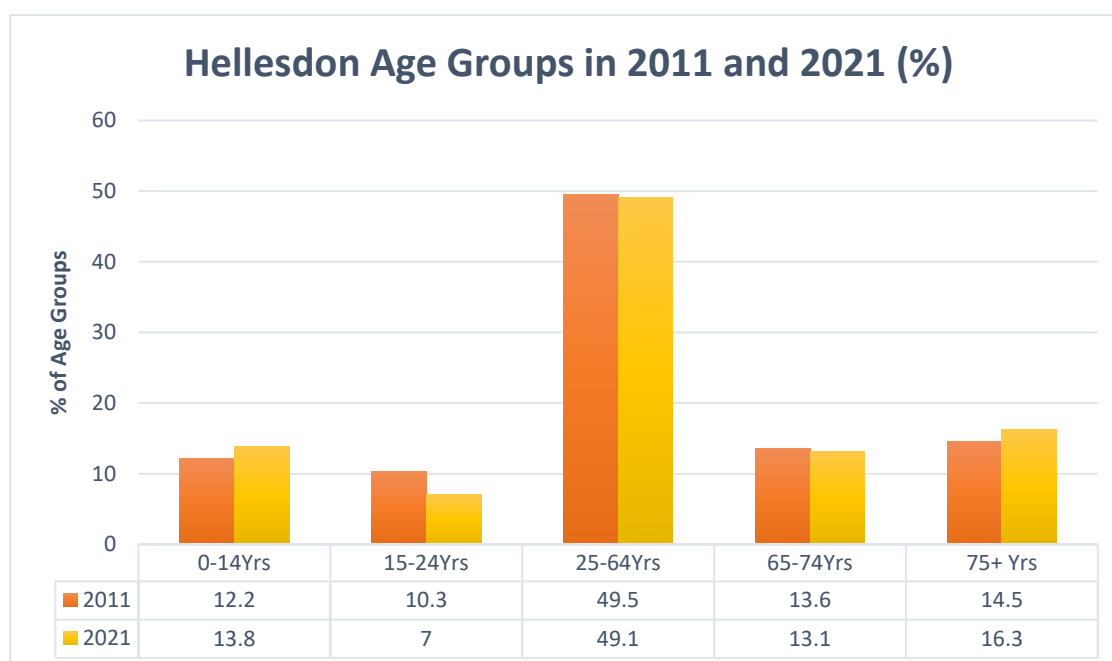
Population Characteristics

The total usual resident population of Hellesdon is 11,100 according to the Census 2021¹ compared to 10,957 in 2011², 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.

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%³.

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 3** the age 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 3- Hellesdon Age Groups 2011 and 2021 (Census 2011;2021)



The age profile indicates that housing will need to cater for a broad mix of requirements, and give flexibility to the need for smaller housing to allow people to get on the housing ladder, allow older people to potentially downsize or move to more suitable/adaptable housing, and also homes which must cater for growing families.

Summary:

- Analysis of 2011 and 2021 Census data indicates that there has been little change in the parish's population profile over the last 10 years. Nearly half of the parish is of working age and there has been an increase in the 75+ year age group.

¹ Census 2021. Population. Source: [Build a custom area profile - Census 2021, ONS](#)

² Census 2011. Nomis Local Area Report for Hellesdon. Source: [Local Area Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](#)

³ Census 2021. Gender. Source: [Build a custom area profile - Census 2021, ONS](#)

Issues:

- Housing will need to cater for a mix of age groups, such as younger people looking for their first house, growing families, and older people, including those who may be looking to downsize.

Housing

In 2011, there were also 5,000 household spaces but only 4,870 of these had at least one usual resident (97.4%). The recent and further planned housing growth will clearly increase this significantly, although this has not yet been properly reflected in the 2021 Census data.

Out of the households with usual residents in the parish in 2011, 4,136 households owned their property outright or with a mortgage/shared ownership (84.9%) followed by 353 households renting privately or through other means (7.2%) and 331 households socially renting (6.8%). The remaining 32 households lived rent free (0.7%).

There has been a slight change in the 2021 Census data, with 82.7% owning a house outright or with a mortgage, 9.8% of the parish private renting/living rent free and 7.4% socially renting. The percentage of households in the parish have increased for social and private renting and there has been a small decrease in households owning their homes.

The majority of household spaces in 2011 were semi-detached dwellings (57%) followed by detached dwellings/bungalows (31.2%). Terraced dwellings (5.5%) and flat, maisonettes or apartments (4.9%) were less common. In 2021 the census build a profile data⁴ shows a house/bungalow makes up 93.3% of the parish and flats make up 6.6% which is similar to Census 2011 data. However, the 2021 data doesn't break down as of yet how many of these are detached, semi-detached or terraced dwellings.

The percentage of houses/bungalows (93.3%) in the parish are similar to the Broadland average (94.1%) and higher than England (77.4%) and surprisingly the flat percentage is higher than Broadland (5.2%) but significantly lower compared to Norfolk (13%) and England (22.2%).

Regarding household size, the Census 2021 shows the majority of households (65%) are made up of 2 or more people, considered as a single family household. This could be either households made up of couples, couples and children (dependent or non-dependent). The most common was 2 people in a household (39.5%) followed by 4 or more people (15.6%) then 3 people (14%). The proportion of single person households was 30.9%. The Census 2021, states that for the number of bedrooms within the parish 51.3% of properties are 3 bed followed by 26% being 2 bed, 17.4% being 4 or more beds and 5.3% being 1 bed.

As set out in Policy 1 of the Greater Norwich Local Plan (GNLP) Part A for Broadland, Norwich, and South Norfolk (2024)⁵ Hellesdon falls within the Norwich Urban Area under the defined settlement hierarchy. The Norwich urban area consists of Norwich and the built-up parts of the fringe parishes of Colney, Costessey, Cringleford, Drayton, Easton, Hellesdon, Old Catton, Sprowston, Taverham, Thorpe St. Andrew, Trowse and the remainder of the Growth Triangle. As set out in Policy 7.1 of the GNLP 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, the growth of strategic and smaller scale extensions and redevelopment to support neighbourhood renewal. The area will provide 27,960 additional homes and sites for a significant increase in jobs, including around 257 hectares of undeveloped land allocated for employment use. Hellesdon's additional homes total 1,151.

⁴Census 2021. Hellesdon. Source: [Build a custom area profile - Census 2021, ONS](#)

⁵ [Adopted GNLP 2024 STRATEGY final 24-10-18 0.pdf](#)

In the GNLP (2024) Part B⁶ 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. This site was allocated in 2016 as part of the Broadland Local Plan under HEL2. The green open space that was part of HEL2 in the 2016 local plan has been lost and is now for housing, although there will likely be some green space as part of the housing development.

Outline planning consent has been obtained for the whole of this allocation, detailed consent has been obtained for phases 1 and 2 which are under construction, and an application for phase 3 has been submitted. It is expected that the complete development will take place within the time-period of the new local plan up to 2038. The site is re-allocated for residential development.

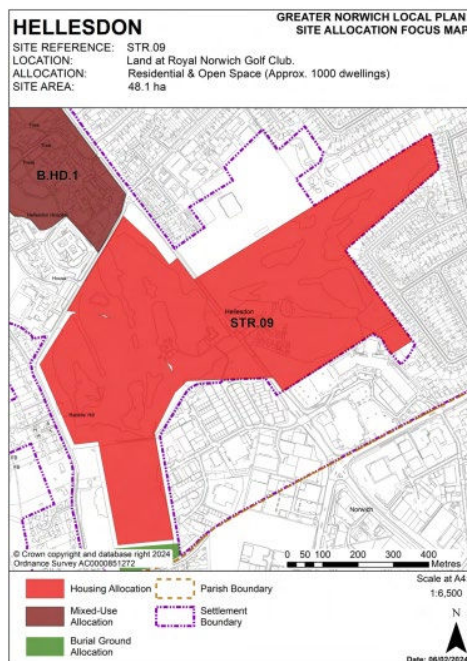


Figure 4- Site Reference STR09 Source GNLP Part B 2024

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). This site was allocated in 2016 as part of the Broadland Local Plan but has not yet been developed. As it has been evidenced that development can take place within the time-period of this plan up to 2038, the site is re-allocated for residential development.

Policy B.HD.2 is allocated for an extension to the existing burial ground (1.3ha). This site was allocated in 2016 as part of the Broadland Local Plan but has not yet been developed. As it has been evidenced that there remains a need for this burial land and the site can be developed within the plan period, site B.HD.2 maintains this allocation for burial ground use.

⁶ [Adopted GNLP 2024 SITES PLAN_final_24-08-02-compressed.pdf](#)

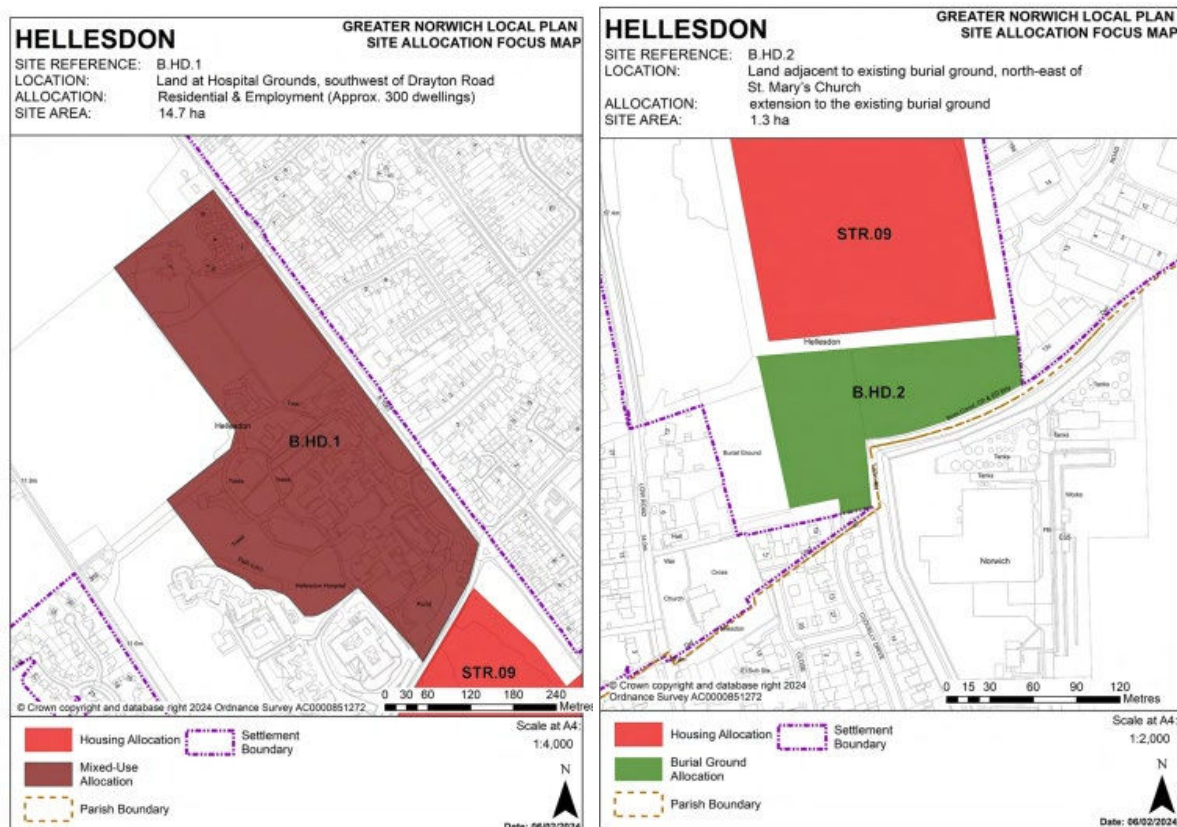


Figure 5- Site References B.HD.1 and B.HD.2 Source GNLP Part B 2024

There have been 39 planning permissions which have been granted, started, or completed between 2013 and 2023 according to housing data supplied by Broadland District Council (January 2024) presented in **Appendix A**. The total net gain for the 39 planning permissions will be 1,121 new units within the parish when all sites have been completed.

- 32 of the planning permissions have completed (between August 2013 and March 2023) totalling 124 units.
- 4 of the planning permissions have started and are under construction (between September 2018 and May 2023) totalling 991 units.
- 3 of the planning permissions have been granted (between May 2020 and July 2021) totalling 6 units.

Figure 9 shows permissions granted, started, or completed from the last 3 years (2020-2023) to give an indication of recent growth.

Figure 9-List of recent permissions in Hellesdon (2020 to 2023)

| Planning Permission Ref | Description | Net gain | Status | Comments |
|-------------------------|--|----------|--------------------|---|
| 20151770 | Hybrid Application: 1. Outline proposals for the demolition of the existing club house and associated structures and | 735 | 06/12/2016 GRANTED | HEL2- Royal Norwich Golf Club Hybrid application 20151770 was granted December 2016. This |

| Planning Permission Ref | Description | Net gain | Status | Comments |
|-------------------------|---|----------|-------------------------|---|
| | development for up to 1,000 homes and associated infrastructure including up to 2ha of land to be reserved for a primary school site.. | | | includes Outline approval for up to 1000 dwellings; 108 of these had reserved matters granted. |
| 20171514 | Variation of Condition 5 of Planning Permission 20151770 | 95 | 19/09/2018 STARTED | HEL2- Royal Norwich Golf Club Full Planning application 20171514 for Phase 1 granted June 2018 reduced the 108 dwellings to 95. Phase 1 was completed by Mar 2023 (except for 2 dwellings being used as the marketing suite). |
| 20200813 | Conversion of Existing Garage to Dwelling with Parking and Landscaping | 1 | 29/05/2020 GRANTED | |
| 20200173 | Certificate of Lawful Use or Development Existing - Subdivision of dwelling into two flats | 1 | 22/12/2020 COMPLETED | |
| 20201724 | Demolition of existing storage building and erection of a new dwelling | 1 | 19/03/2021 GRANTED | |
| 20190580 | Proposed Residential Development (Outline) | 4 | 19/07/2021 GRANTED | |
| 20201679 | Reserved Matters Application for Appearance, Scale, Landscaping and Layout following Outline Planning Permission 20151770 (as amended by S73 Permission 20171514 (for up to 1000 dwellings)), for Phase 2 comprising 157 dwellings and associated works | 157 | 15/03/2022 STARTED | HEL2- Royal Norwich Golf Club A Reserved Matters application, 20201679, for a further 157 dwellings (Phase 2) was granted in April 2021. |

| Planning Permission Ref | Description | Net gain | Status | Comments |
|-------------------------|---|---|-----------------------|----------|
| 20201830 | 5 single storey retirement dwellings and conversion of dwelling to Day Room | 4 | 11/05/2023 STARTED | |
| | | Total net gain: 998 within 3 years | | |

In January 2024 Broadland District Council provided information around affordable housing for Hellesdon. **Appendix A** is a spreadsheet showing the overall planning permissions granted and builds started/completed in Hellesdon between 2013-2023. The highlighted rows in Appendix A relate to permissions that include an affordable element, as detailed below. The total expected units to be delivered in Hellesdon to date for affordable housing is 110 units.

| Year | Units | New build affordable housing completions within Hellesdon |
|---------|--------------------------------|--|
| 2023-24 | 34 delivered to date (Phase 2) | RNGC Phase 2 – final affordable expected into 2024 |
| 2022-23 | 21 (Phase 2) | Phase 2, Royal Norwich Golf Club, Drayton High Road, Hellesdon, Norwich, NR6 5AH 20201679 |
| 2021-22 | 11 (Phase 1) | RNGC Phase 1 |
| 2020-21 | 12 (Phase 1) | Phase 1, Royal Norwich Golf Club, Drayton High Road, Hellesdon, Norwich, NR6 5AH Full 20171514 |
| 2019-20 | | |
| 2018-19 | 10 | Nov 2018 - Eversley Road / Tile Place – Silk Mill Road |
| 2017-18 | | |
| 2016-17 | 6 | Nov 16- Jan 2017 - Carrowbreck Road Passivhaus |
| 2015-16 | | |
| 2014-15 | 16 | Jan 2015 - Land 389 Drayton High Road (Angus McKay Court) |

| Year | Units | New build affordable housing completions within Hellesdon |
|---------|-----------|---|
| 2013-14 | | |
| | 110 units | Total Affordable Housing Delivery (all tenures) to date |

Further affordable housing information supplied by Broadland District Council (January 2024) states that including the above new builds over the last decade, the Registered Provider housing stock remaining within Hellesdon could be in excess of 450 affordable units (of all tenures). However, this figure does not consider any losses under Right to Acquire or other Registered Providers disposals that have occurred in recent years. From the Council's Housing list, the local needs housing data shows 80 households registered (current residents) in the parish in need of affordable rented accommodation (at January 2024).

The predominant local affordable housing need is for 1 bedroom property types (57 households) with a lower need seen for 2-bedroom dwellings (15 households) then 3 and 4+ bedroom homes. This housing needs data does not include other households in housing need with a local connection to the parish (such as those working in the parish or with a close family connection to the parish).

Summary:

- There has been a significant amount of housing growth in the last decade in the parish, though only 110 units were for affordable housing (all tenures) which is around 9.8% out of the total. There is a total deliverable housing commitment for Hellesdon of 1,351 homes between 2018 – 2038, and so many homes are still to be built-out, but there are no new housing allocations in the new local plan.
- There is a considerable number of people on the council's housing register list (80 households) who are current residents in the parish in need of affordable rented accommodation, especially smaller homes.

Issues:

- Housing and population growth could mean an increasing need for social infrastructure (such as recreational space and health services) as well as sustainable transport links to limit traffic growth.
- New housing will have a significant impact on the character of the area for years to come, and poor design will mean that the impact will be adverse.
- There could be a need to integrate new residents by providing opportunities for informal social interactions, such as in parks and open spaces.
- The increasing population could potentially mean a need for more local work opportunities.
- There remains an outstanding need for affordable homes.

Availability of Local Services, Employment and Accessibility

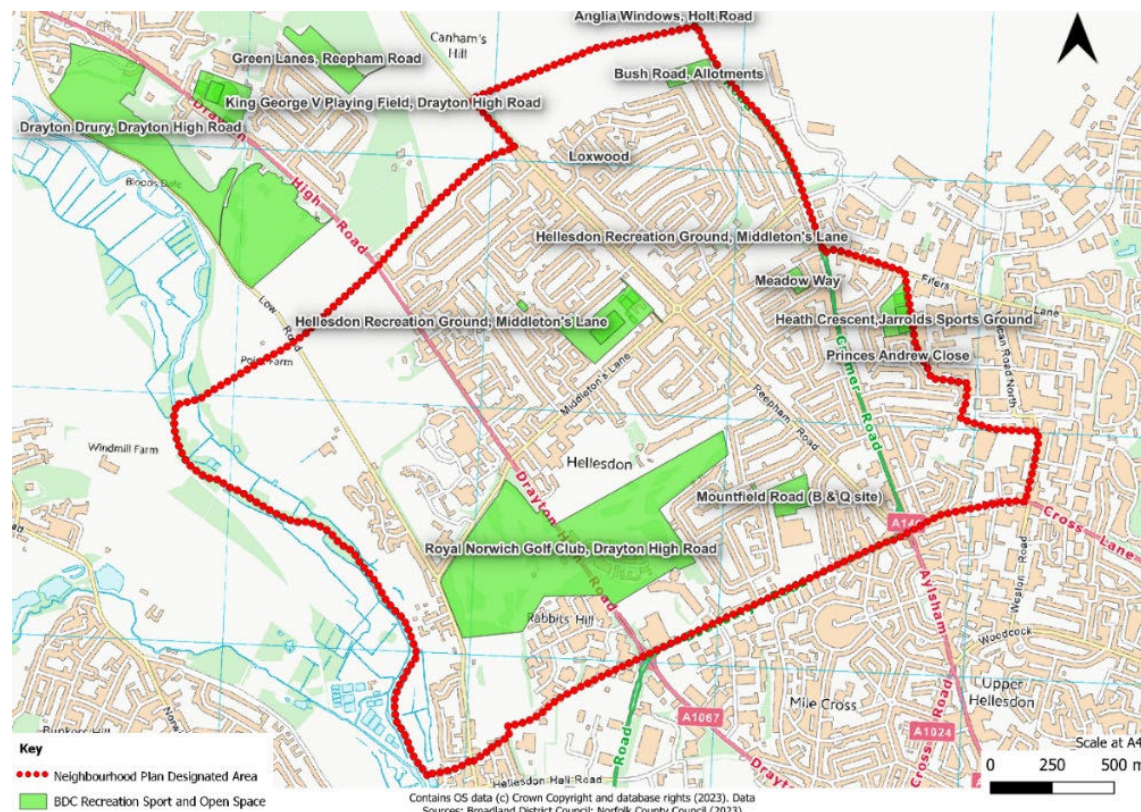
The parish has a wide range of local services and facilities. This includes core services such as:

- 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.

There are a range of commercial units and businesses within the parish and particularly to the southern border, including Hellesdon Retail Park west of A1067 and along Boundary Rd and Reepham Rd. The businesses available include, but are not limited to, a B&M store, B&Q store, barbers, beauty salon, car dealerships, gym, Huws Gray, martial arts/exercise classes, cafes/cake shops, food outlets/takeaway shops and public houses such as The Bull and Wetherspoons. The old hospital is allocated in the Greater Norwich Local Plan for mixed use development, including for employment uses (as well as housing). Furthermore, Norwich City Centre and the airport are accessible, and these offer a large number of employment opportunities as well as wider services and facilities.

There are areas of green open space in and around Hellesdon, as shown in **Figure 10**. However, Figure 10 still shows the golf course, which is now for housing and so this has been lost as green space, although there would be some green space as part of the housing.

Figure 10 -Broadland District Council Recreational and Open Spaces



There is some limited access to green open space, although this could be considerably better. Drayton Wood, which offers a number of short circular routes is situated outside of the designated area to the north. The woodland can be accessed along Drayton Rd and there is a narrow pathway pedestrians can use to access it.

As mentioned earlier in the housing section, the GNLP (2024) allocated the golf course for housing under STR09 previously known as HEL2 in the 2016 Broadland local plan. This did include a significant amount of green space being allocated. The Greater Norwich Local Plan, however, shows this as being for housing and so this has been lost from the planning process.

Furthermore, the allocation of green open space in the previous 2016 Broadland local plan (see below) has been removed from the Greater Norwich Local Plan by the Examiner. That said, the Parish Council does have a long-term lease on some of that parcel of land.

- HEL4- Land northeast of Reepham Road, Hellesdon (approx. 11.9ha), previously allocated for recreational open space, but now removed from the local plan.

Figure 11- HEL4 Broadland Site Allocations DPD 2016



However, the allocation for the burial ground in the previous 2016 Broadland local plan (HEL3) is being carried forward into the Greater Norwich Local Plan under Policy B.HD.2 as shown earlier in Figure 5. This is on the edge of the parish and although welcomed it could be the case that there is insufficient green space embedded within or close to the existing residential areas and that is easily accessible to many people.

There is a March 2020 report on green space in the parish called *Sport and Open Space Needs Assessment for Hellesdon*. This concluded that:

Applying the standards contained in the Greater Norwich Development Partnership's 'The Greater Norwich Green Infrastructure 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%. The Jarrolds site extends to 2.07ha which would address at least some of the identified deficiency.

Nominal surpluses in amenity greenspace and allotments are more than offset by deficiencies in the other forms of provision (especially for football).

The quality of several amenity greenspace sites is below 'average', which reflects the fact that three of the six sites are very small and can necessarily only serve a very limited range of green space functions.

There are a number of accessibility deficiencies, even taking account of provision in neighbouring parishes.

With regard to future needs, the report summarised these as:

The additional green space requirements arising from the increased population amount to 9.98ha. Some of the additional provision will be made as part of the major developments at the Royal Norwich Golf Course and Hellesdon Hospital sites. Hellesdon is so heavily built-up already that there are very limited opportunities for adding new green space in areas where it is currently deficient. The 2.07ha at Jarrolds Sports Ground can therefore make a vital contribution.

If the Jarrolds site is developed either to provide a base for Hellesdon FC's adult football teams or as a single site for its youth/mini teams, it would still be possible to create a separate perimeter area that could accommodate an outdoor gym and children's play in an area of the parish with very little alternative green space.

Summary:

- **There is a good range of local services, facilities, and employment opportunities available within the parish. Furthermore, Norwich is accessible by public transport.**
- **There is little in the way of easily accessible open green space and a significant shortfall for sports such as football.**

Issues:

- **Capacity of existing core services and social infrastructure should be considered if there is to be additional housing growth.**
- **Although there is an allocation for additional green space, the inadequate opportunities for informal and formal recreation could have impacts such as increasing the recreational pressure on the County Wildlife Site, or failing to provide opportunities for social interaction between new and existing residents.**

Transport and connectivity

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.

There are a number of public bus services which run through the parish including First Bus Service⁷, Lowestoft Bus, Konect Bus⁸ and Sanders Coaches⁹. There are many bus stops, including along the A1067, Boundary Rd, Cromer Rd, Reepham Rd, Hercules Rd, Middleton Ln, Samon Rd and Woodland Rd. The services that run include:

- 24 Service (Runs on Monday between Fakenham and Norwich)
- 36 Network Norwich to Horsford
- 37 Service between Hellesdon and Mulbarton
- 42 towards Foulsham or Reepham
- 43A (School Day Service Only- Reepham Rd Hastings Avenue)
- 45 towards Holt or Norwich
- 512 towards Norwich Airport park and ride or N&NU Hospital
- 515 towards Easton or Norwich Airport park and ride

Some bus services such as the 36 are regular and collect/drop off passengers between 07.30am and 11.30pm Monday to Friday. However, some are limited to one day a week or are limited time slots such as the 45 Service leaving Reepham Rd at 7:53am or 10:28am or are for school drop offs. Available bus services should be useful for residents within the parish who are commuting to work, travelling to and from school or out for leisurely reasons.

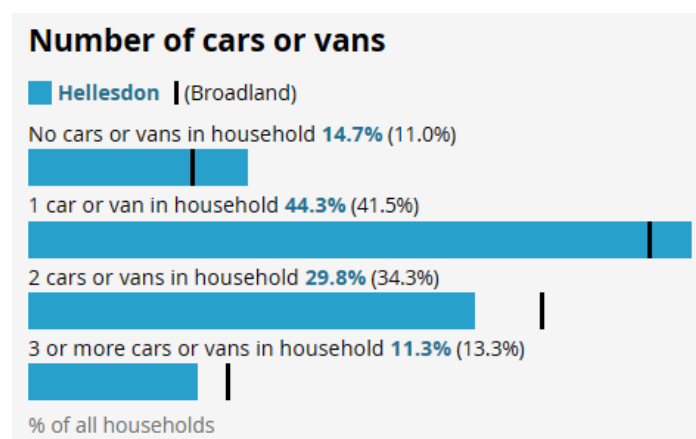
The total number of cars owned by the 4,870 households in the parish in 2011 was 6,557. Analysis indicates that the majority of households owned 1 car/van (48.2%) followed by 2 cars/vans (26.7%) and no cars (15.2%). Census 2021 shows a similar pattern of car ownership to 2011 with 1 car remaining the main option in households (**Figure 13**).

⁷ 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 \(firstbus.co.uk\)](#)

⁸ Services include 512 and 515. Source: [Timetables & maps - konectbus](#)

⁹ Services include 24, 43A and 45. Source: [Timetables | Sanders Coaches](#)

Figure 13: Numbers of cars or vans in Hellesdon compared to Broadland (Census 2021)



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 free¹⁰.

According to Norfolk County Council open data there are a limited number of public footpaths within the parish, as shown in **Figure 14**. These footpaths can offer a quicker route between properties and estates, avoiding the residential and main roads. The footpaths shown in **Figure 14** 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 Friars 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.

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. Many of the residential streets and cul de sacs have a speed limit of 20-30mph allowing these to be safer streets for cyclists to travel along. When pedestrians or cyclists approach the A roads within the designated area such as the A1067 the speed limit goes to 40mph and cycle infrastrucutre is in place where pedestrians and cyclists will have to share pathways (one example shown along Darlington Rd in **Figure 15**).

¹⁰ [About Marriotts Way - Norfolk County Council](#)

Figure 14- Public Rights of Way within Hellesdon (Source: Norfolk County Council, 2022)

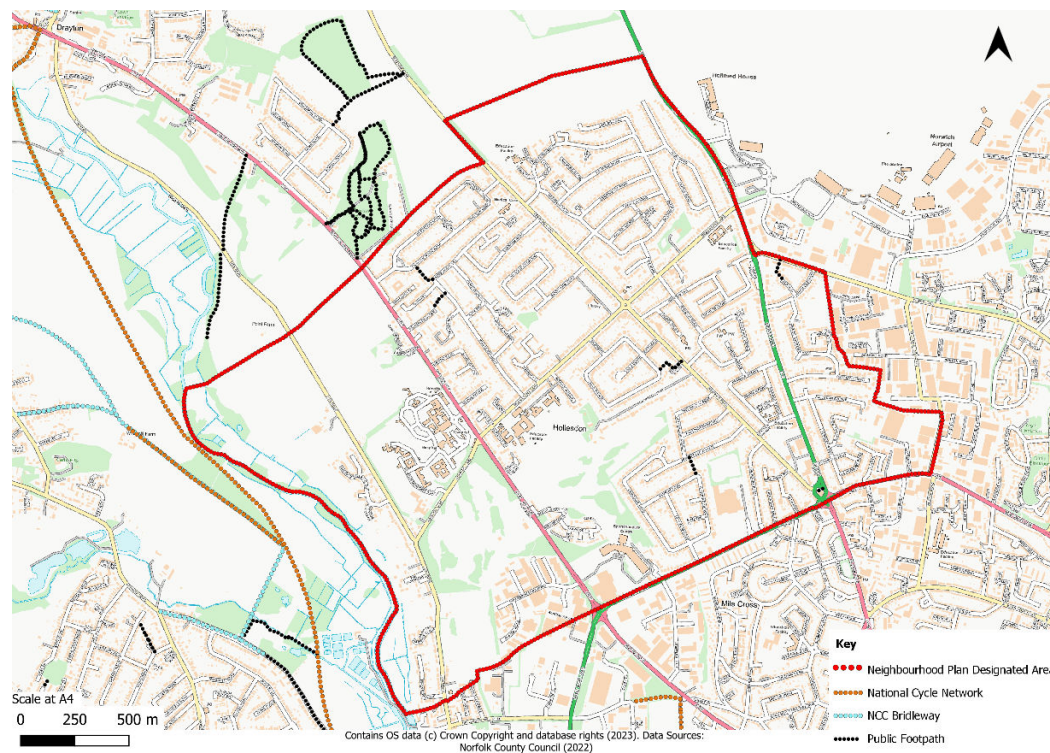


Figure 15- Pedestrian and Cycle Shared Pathway (Google Maps, September 2023)



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. Nevertheless, there could be opportunities to link up with this to improve access to the airport.

There is currently a strategic scheme under review called the River Wensum Strategy aims to improve the green infrastructure along the River Wensum Corridor (called the Riverside Walk) for walking and cycling to bring greater connectivity between the city, urban fringe areas such as Hellesdon and surrounding countryside. The boundary of this scheme is at Hellesdon Mill close to Marriotts Way.

The consultation draft River Wensum Strategy details the vision for regenerating and enhancing the River Wensum corridor from Norwich City Council's boundary at Hellesdon

Mill in the west to Whitlingham Country Park in the east. The measures proposed under this strategy aim to provide multiple benefits including improving the management of the river corridor, enhancing the natural and city environmental and green infrastructure, and improving access to and use of the area. The last draft was consulted on in 2017¹¹

Summary:

- **There are numerous public transport services within the parish and bus stops located on different main roads and within residential areas. However, some services run at limited times, once a week or are for school purposes.**
- **Most households have access to a private car/van, with the proportion of people not having a car very low.**
- **There is good walking access and some reasonable cycling access to a range of local services and facilities, though the cycle network has gaps, especially access to the airport.**

Issues:

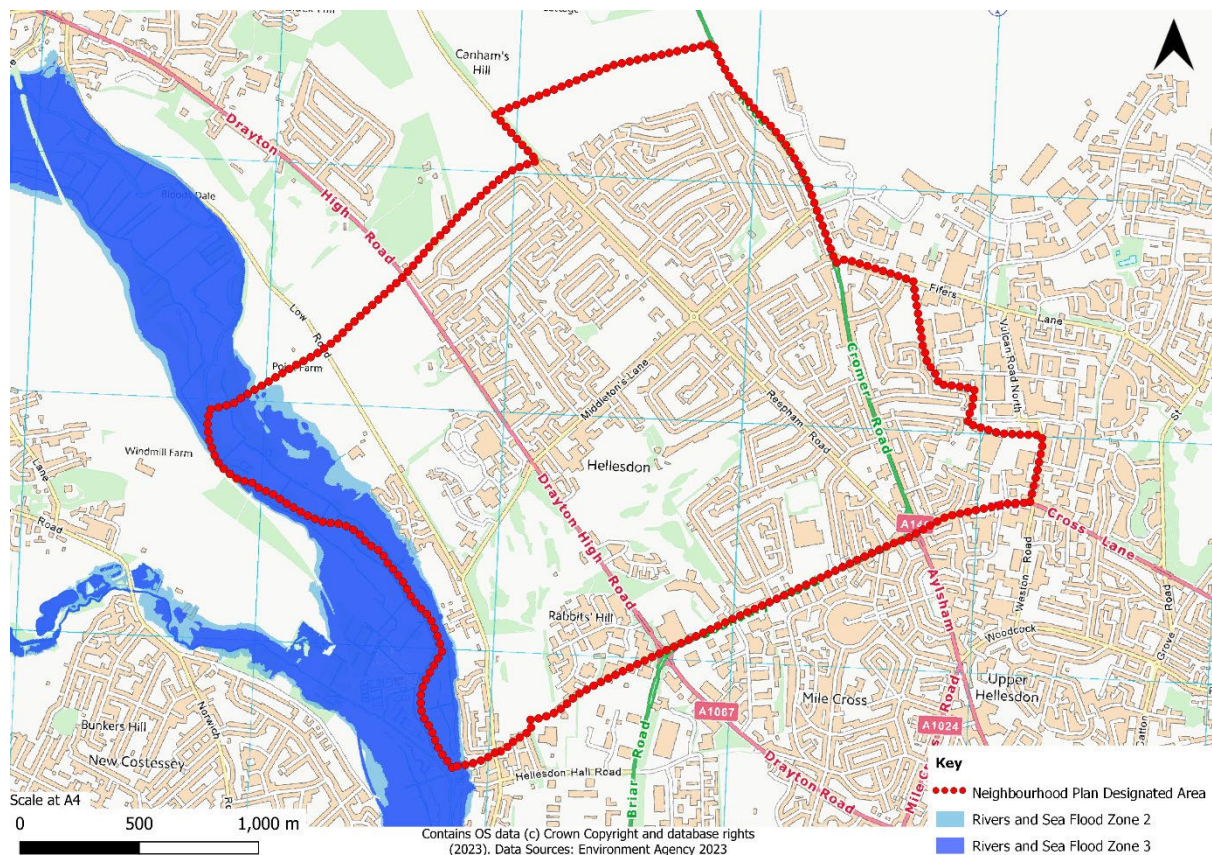
- **The high levels of car ownership could have implications for car parking on new housing developments - insufficient parking spaces could result in more haphazard parking.**
- **Gaps in the cycle network could deter people from cycling, thereby adding to traffic pressures.**

¹¹ [Draft River Wensum Strategy July 2017 | Norwich City Council](#)

Flood Risk

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 16**). 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 16- Flood risk from rivers and sea in Hellesdon (Source: Environment Agency, 2023)



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 17 and 18**. 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.

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, Reepham Road, Flis Road, Gowing Road, Meadows Close, Broom Avenue, Lilian Close, Drayton Wood Road, Plantation Road and Berrington Road.

Definitions:

- High risk: each year, the area has a chance of flooding of greater than 1 in 30 (3.3%)
- Medium risk: each year, the area has a chance of flooding of between 1 in 100 (1%) and 1 in 30 (3.3%)

- Low risk: each year, the area has a chance of flooding of between 1 in 1,000 (0.1%) and a 1 in 100 (1%)
- Very low risk: each year, the area has a chance of flooding of less than 1 in 1,000 (<0.1%)

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 assessment also claims there are ongoing strategic schemes that are considering flood risk reduction measures in the Greater Norwich area including Policy 13 which states:

“Opportunities will be taken, where practicable and feasible, to renaturalise the profile of the River Wensum and to create additional floodwater storage along river banks”.

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 (2011¹²) included Hellesdon in their study area. However, there was no set action plan for Hellesdon taken forward as a priority.

The Lead Local Flood Authority (LLFA) datasets show a number of report/investigations of flooding in the parish over recent years¹³. As shown in Broadland 2013-2017 flood reports¹⁴, 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 2013-2016¹⁵ 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

¹² The Norwich Surface Water Management Plan 2011. Source: [Norwich Urban Area SWMP - Norfolk County Council](#)

¹³ [Flood investigations - Norfolk County Council](#)

¹⁴ Broadland 2013-2017 flood report. Source: [Flood Investigation Report \(norfolk.gov.uk\)](#)

¹⁵ Broadland Investigation Report into the Flooding in Broadland District in 2013- 2016 – Addendum (FIR/037A). Source: [Flood Investigation Report \(norfolk.gov.uk\)](#)

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.

After this in the Broadland Winter flood event 2020-2021¹⁶ 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.

Groundwater flooding

The Environment Agency describes groundwater flooding as when water under the ground (the water table) rises to the surface. Underground rooms, such as cellars and basements, are particularly at risk. Groundwater flooding is more likely where there is chalk under the ground (the bedrock). It can also happen in places with sand and gravel, such as river valleys. Groundwater levels are not monitored in all parts of England and so levels are difficult to predict. Norfolk County Council's Local Flood Risk Management Strategy (2015) states that "The extent of groundwater flood risk is not currently understood." and that and effective means of investigating groundwater flooding risk across Norfolk is needed.¹ The Environment Agency describes the signs of groundwater flooding including: water coming up through the ground or floor rather than through doors, usually slower than river flooding, flooding usually happens days weeks or even months after heavy rain, flooding may last a long time - weeks or months, and the water doesn't always appear where you would expect it to.² There is anecdotal evidence of groundwater flooding issues in the parish, but little in the way of objective evidence.

¹⁶ <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>

Figure 17- Surface Water Flood Risk within the Parish (Source: Environment Agency, 2023)

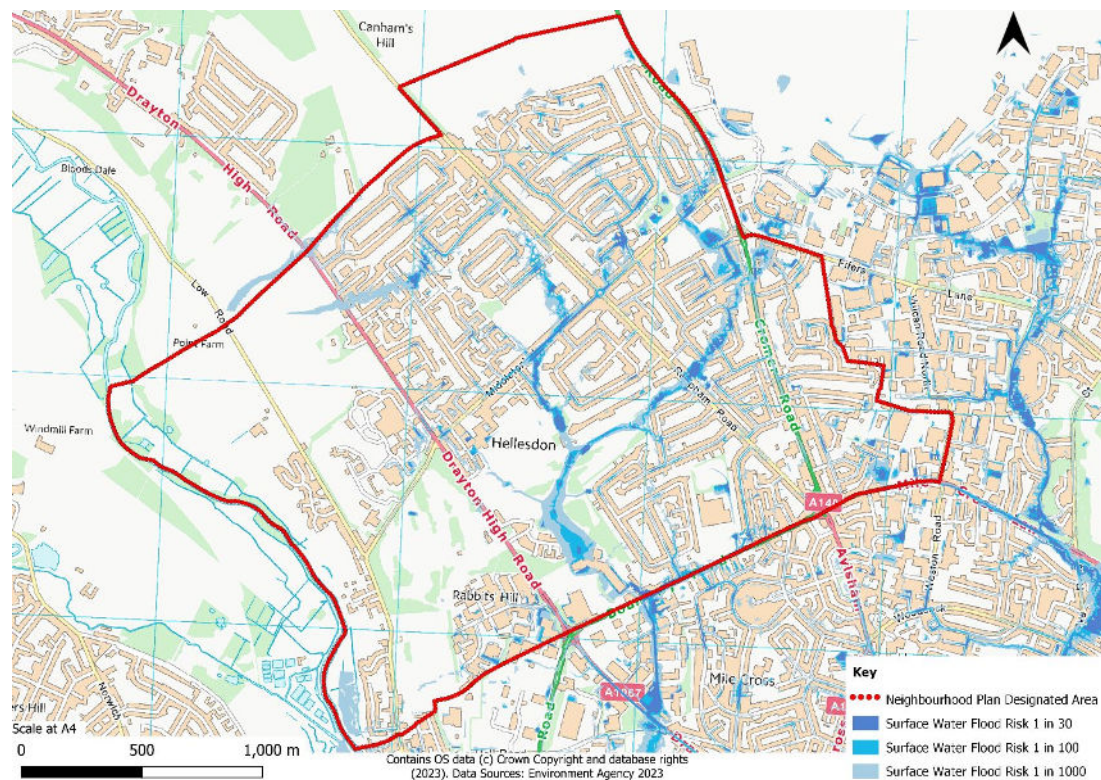
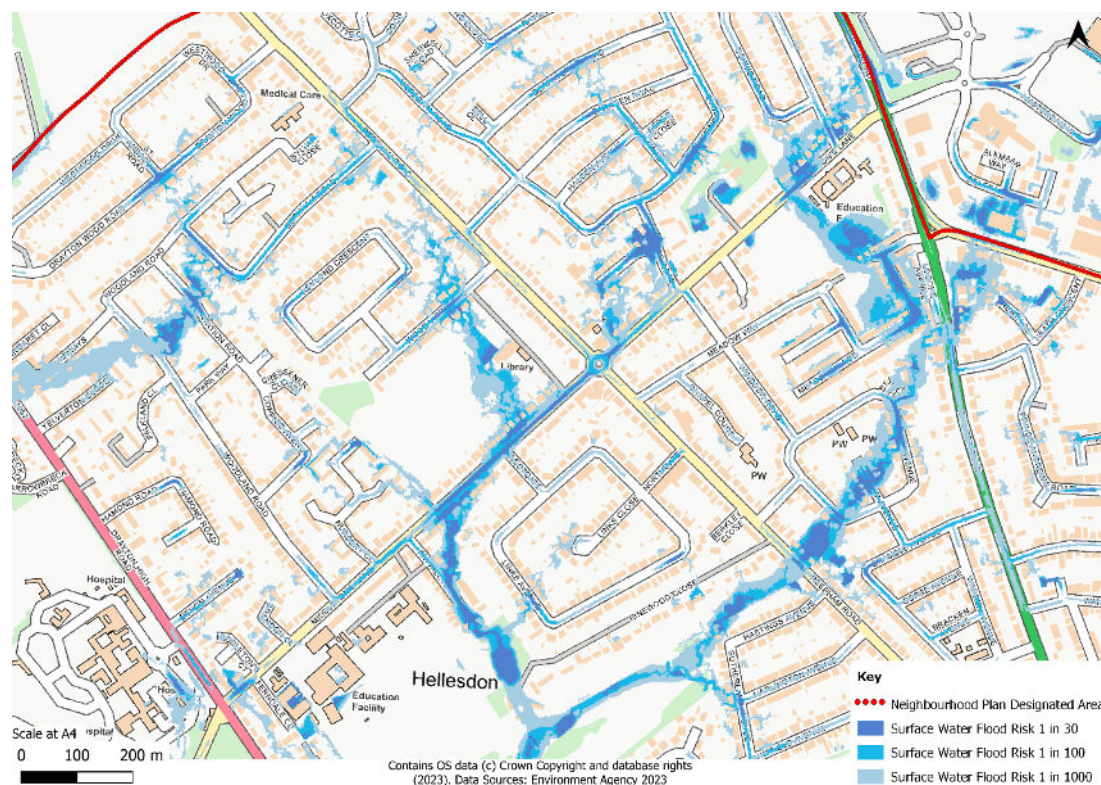


Figure 18-Surface Water Flood Risk within Hellesdon (Source: Environment Agency, 2023)



Summary:

- Surface water flooding has been an issue in parts of the parish over the years, as well as reports of groundwater flooding.

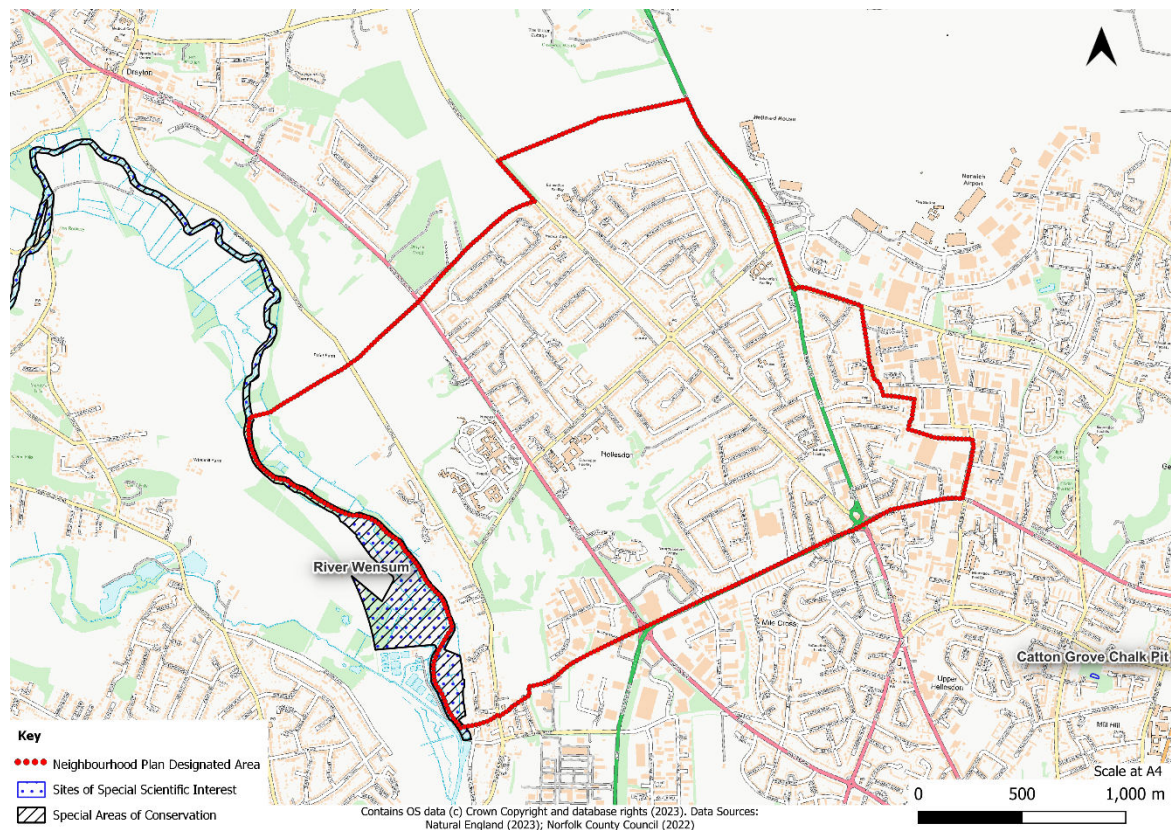
Issues:

- It will be important to ensure flooding, especially surface water flooding, is not worsened through new development and is mitigated.

Natural Environment

There is one Natural England 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 19).

Figure 6- Wildlife Designations (Source: Natural England, 2023)



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 substrate.

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.

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*

In 2022 nutrient pressure and water quality reports stated the site is unfavourable due to phosphorus and the site water quality targets had failed including the unit taken near Hellesdon Mill¹⁷. Water quality data is reported against the respective Site of Special Scientific Interest (SSSI) units within the SAC. The data reported here are from the same monitoring points as those used in the River Wensum Diffuse Water Pollution Plan (DWPP).

The concerns around elevated nutrients such as phosphorus is that the occurrence of elevated nutrients in the waterbody can impact on the competitive interactions between high plant species and between higher plant species and algae, which can result in a loss of characteristic plant species. Changes in plant growth and community composition and structure can have implications for the wider food web, and the species present. Increased nutrients and the occurrence of eutrophication can also impact on the dissolved oxygen levels in the waterbody and substrate condition, also impacting on biota within the river. The Conservation Objectives for this SAC is *to restore the natural nutrient regime of the river, with any anthropogenic enrichment above natural/background concentrations limited to levels at which adverse effects on characteristic biodiversity are unlikely*.

Since such unfavourable measures were made apparent by Natural England in 2022 there has been a pause on planning applications within Norfolk that fall in the catchment areas of the European Designated Sites such as the River Wensum¹⁸. Planning applications have needed to show through evidence and the use of the Norfolk Budget Calculator that there will not be an increase in nutrients and the plans will be neutral. If this cannot be shown, then sufficient mitigation has to be proven or applications join the waiting list for credits. Hellesdon parish falls within the River Yare and River Wensum catchment area according to Royal Haskoning Maps on the Broadland District Council website which will mean planning applications comprising overnight accommodation could cause adverse impacts on nutrient pollution¹⁹.

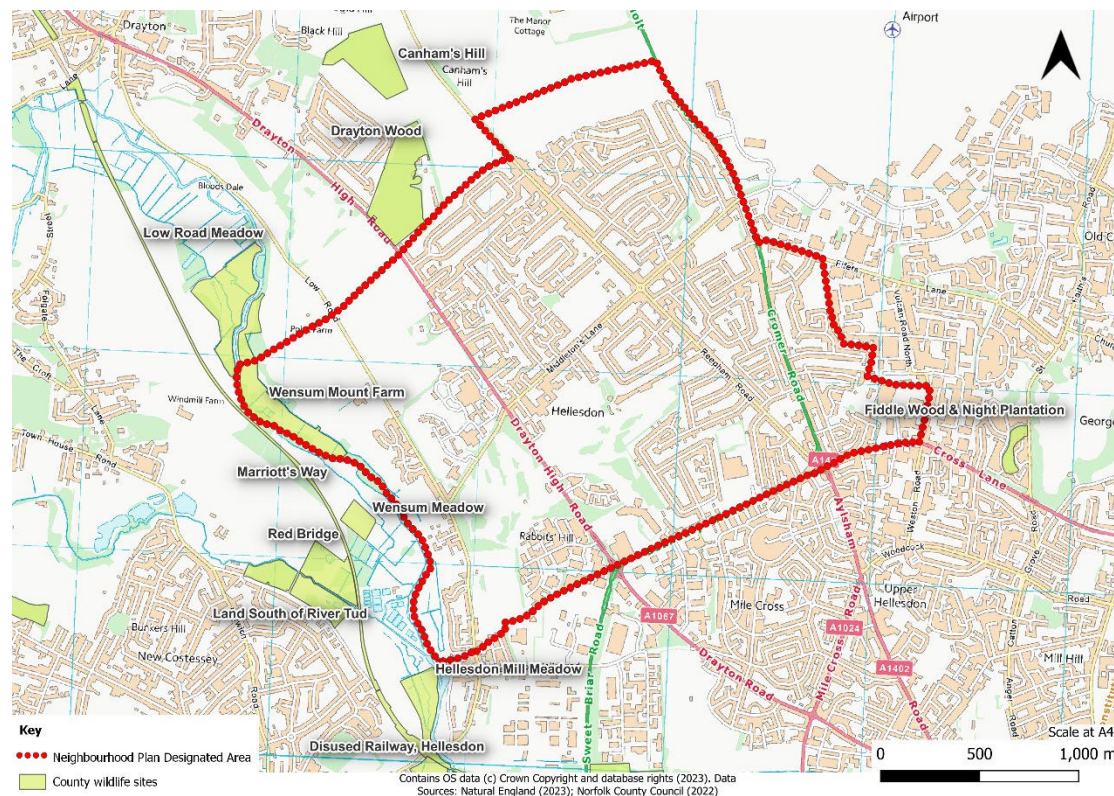
There is one County Wildlife Site that falls within the neighbourhood area, Wensum Mount Farm shown in **Figure 20**. As well as this there are several County Wildlife Sites adjacent or in close proximity including Drayton Wood, Low Road Meadow, Marriot's Way, Wensum Meadow, Red Bridge, Hellesdon Mill Meadow, Land South of River Tud, Canham's Hill, and Fiddle Wood & Night Plantation (**Figure 20**). 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.

¹⁷ [River Wensum Special Area of Conservation - Evidence Pack - TIN201 \(naturalengland.org.uk\)](https://naturalengland.org.uk/river-wensum-special-area-of-conservation-evidence-pack-tin201)

¹⁸ [Nutrient Neutrality Frequently Asked Questions \(southnorfolkandbroadland.gov.uk\)](https://southnorfolkandbroadland.gov.uk/nutrient-neutrality-frequently-asked-questions)

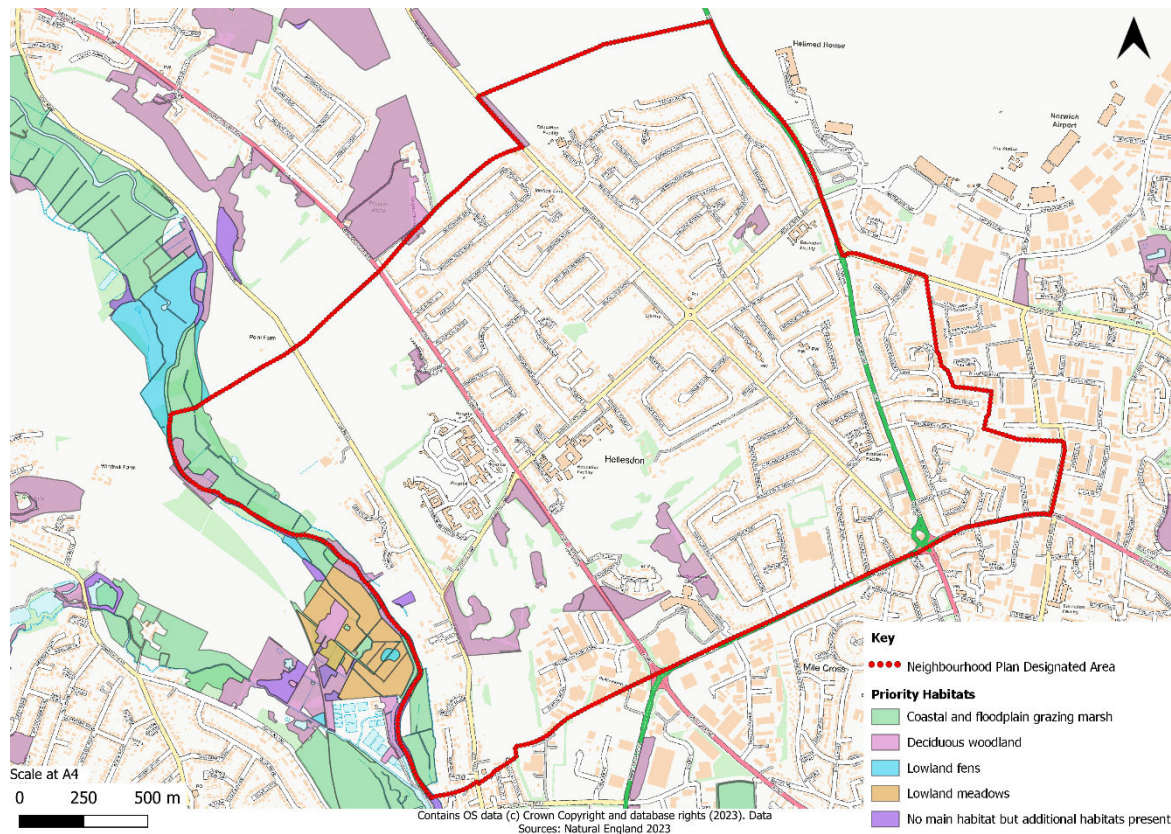
¹⁹ [wensum-nutrients-catchment-map \(southnorfolkandbroadland.gov.uk\)](https://southnorfolkandbroadland.gov.uk/wensum-nutrients-catchment-map)

Figure 7- County Wildlife Site within the parish (Source: Natural England, 2023)



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 21**) 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 21- Priority Habitats (Source: Natural England, 2023)



As shown in **Figure 22**, parts of the parish contain network enhancement zones. These habitat networks are within relatively close proximity to areas that are suitable for habitat creation. So, these areas of the parish could be a possible location to connect and link up networks across the landscape²⁰. Local authorities have a duty to consider the conservation of these habitats, and development that would adversely affect these would not normally be acceptable.

Regarding soil, the parish contains predominantly Grade 3 agricultural land urban land, as identified by the Agricultural Land Classification Scale (**Figure 23**). 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.

National policy sets out that planning policies and decisions should contribute to and enhance the best and most versatile agricultural land such as Grade 1, 2 or 3a for its economic and other benefits²¹. Where land of this quality is in active farming use, it could constrain future growth within the parish.

²⁰ [Habitat Networks \(England\) - data.gov.uk](https://data.gov.uk)

²¹ NPPF. 2023 Update. Source: [National Planning Policy Framework \(publishing.service.gov.uk\)](https://publishing.service.gov.uk) Accessed 18/10/23

Figure 8- Habitat Networks (Source: Natural England, 2023)

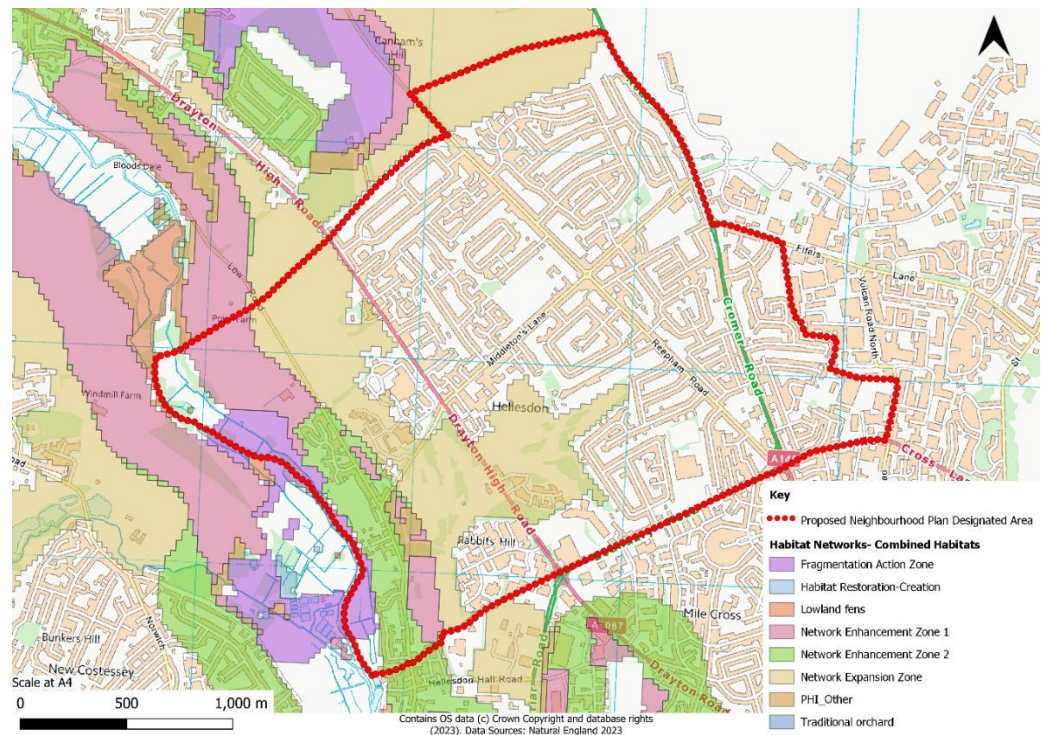
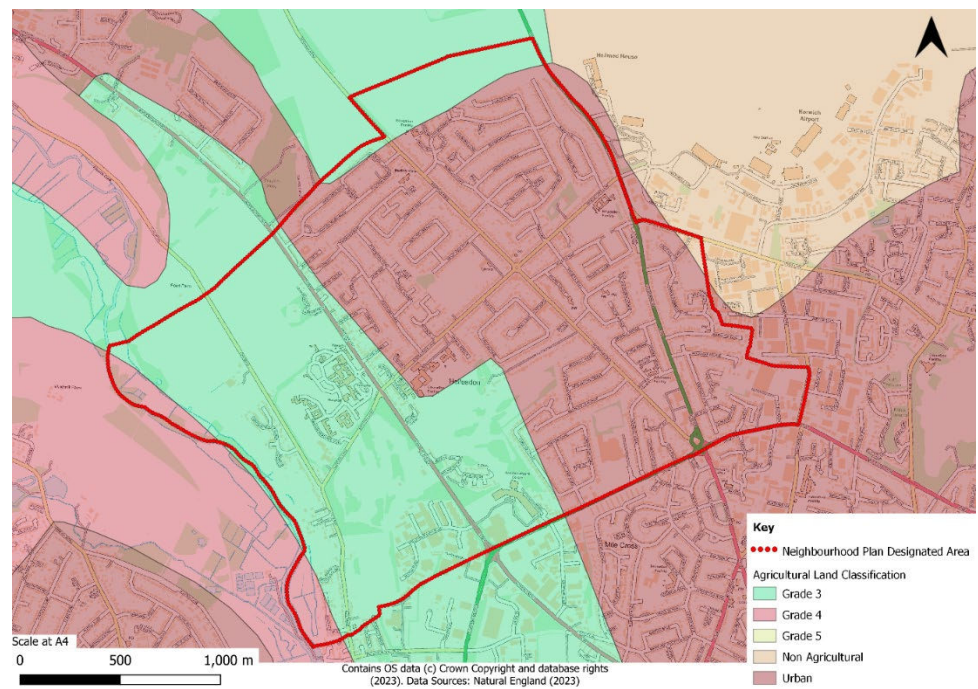


Figure 23-Agricultural Land Classification (Source, Natural England (2023))



Summary

- It is possible that wildlife from the River Wensum visit or are present within the neighbourhood area at times.
- Additional housing growth within the area could lead to increased nutrient issues within the River Wensum (SAC). This has led to planning applications being on hold since March 2022 and could cause further delays if suitable mitigation is not available.

Issues:

- It is important to keep the conservation objectives in mind for areas close to the boundaries with the River Wensum to support its biodiversity. Improvements to or the creation of habitat networks could benefit the biodiversity.
- Further development could have an adverse impact on the County Wildlife Site (CWS), priority habitats or habitat networks if not considered appropriately in decision making and contributions towards habitat creation are not delivered.
- Additional housing growth could cause further recreational pressure on the nearby designated site given that there are insufficient opportunities in open green spaces locally.

Landscape Character

The parish falls within National Character Area (NCA) 78: Central North Norfolk²². *The gently undulating rural landscape of the Central North Norfolk National Character Area (NCA) stretches from the slightly flatter, more open land of Mid Norfolk NCA, to the prominent glacial landform of the Cromer Ridge and the dynamic exposed coastline of coastal cliffs, where large storm events dramatically shape its character. This is ancient countryside with a long-settled agricultural character, where arable land is enclosed by winding lanes and hedgerows, interspersed with woodland and remnant heath, and dissected by lush pastoral river valleys. A patchwork of cultivated land, numerous church spires, distant wooded horizons and big skies dominates the landscape.*

The main pressure relevant to Hellesdon is change to the area are posed for growth, and a need to accommodate increased development, especially around Norwich. The parish falls into one character area within the Broadland Landscape Character Assessment, **Urban CA**, **Figure 24** marks with a red X where the neighbourhood area is within the context of the Broadland Landscape Character areas²³.

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.

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 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:

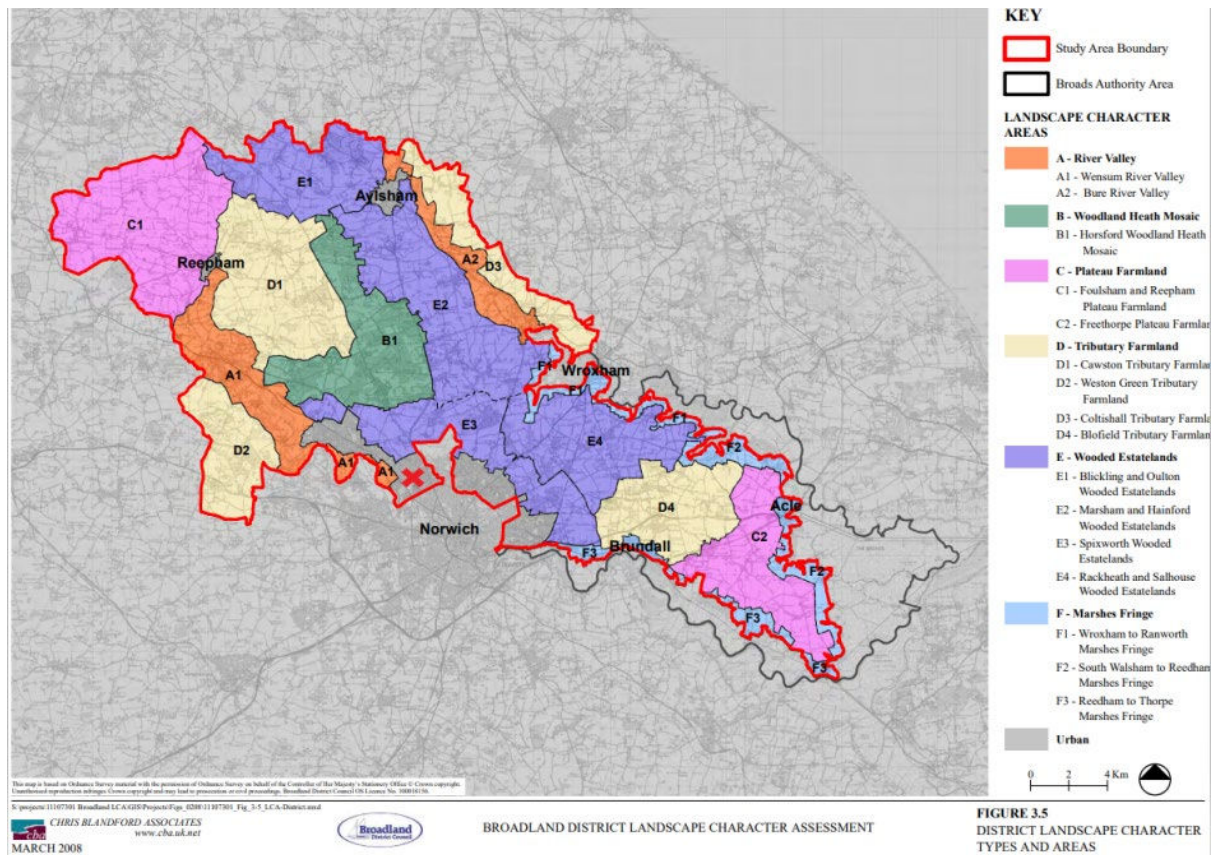
- Quality of built environment;
- Loss/erosion of urban open spaces and of tree cover (such as the golf course locally);
- Loss of night-time remoteness by lighting at urban fringes and street lights;
- Planting of non-native species;
- Decline in the condition of landscapes in the urban fringe, with 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.

²² [NCA Profile: 78 Central North Norfolk - NE526 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profile/78-central-north-norfolk-ne526)

²³ 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->

Figure 24-Hellesdon location within the urban character area of Broadlands Landscape Character Assessment (Source: Broadland District Council, Landscape Character Assessment SPD 2013)



Summary

- There are no nationally protected landscape designations.
- Landscape has been Impacted by housing development and the loss of landscape structures such as trees and hedgerows.
- There has been a loss of urban green space (such as the golf course)

Issues

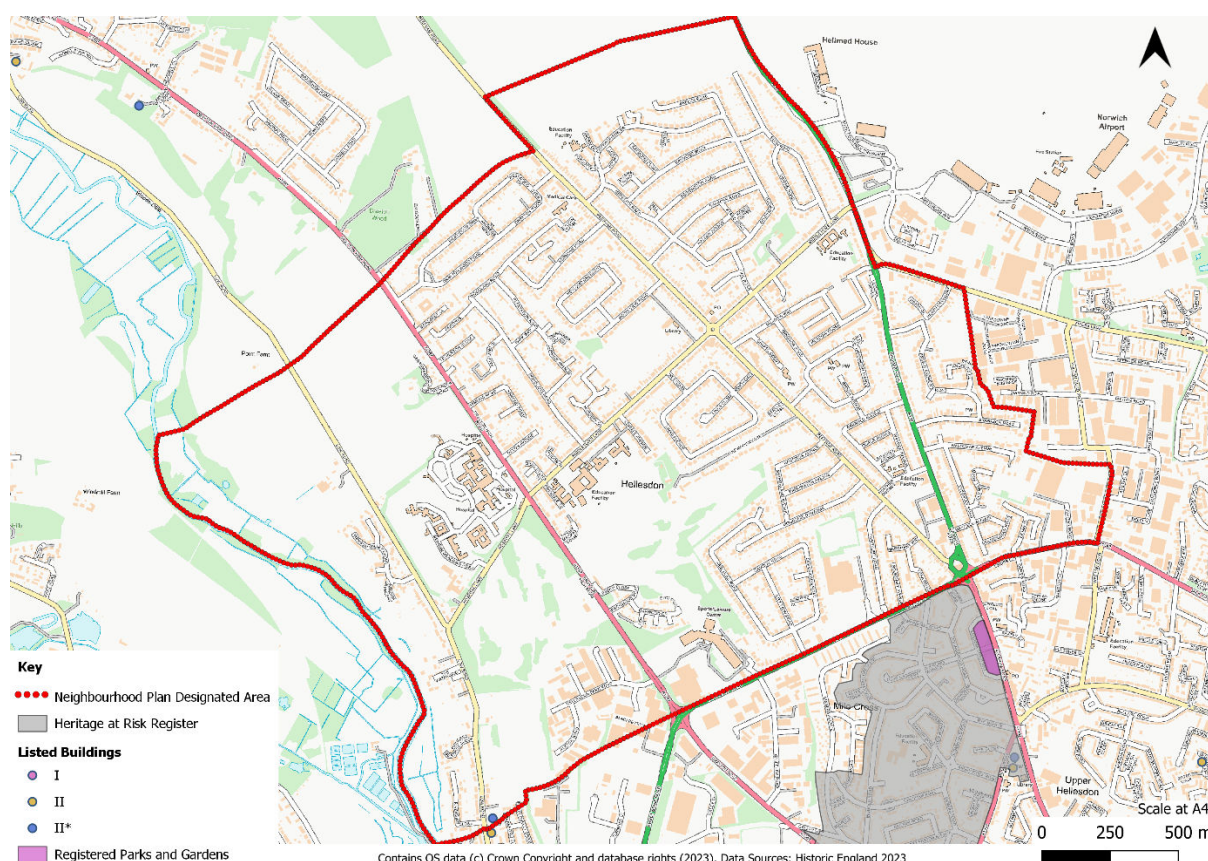
- Open views across the landscape, such as to the west of Drayton High Rd, are an important feature of the area and could be harmed by inappropriate development.
- Development on the edge of Hellesdon could cause an intrusion into the open countryside.
- There is possibly a paucity of open green space in the built-up area.
- Habitat creation as part of new development could improve the degraded landscape.

Historic Environment

According to Norfolk Heritage Explorer²⁴ 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.

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 25**); this is the Grade II* listed Church of St Mary²⁵. There are no conservation areas, scheduled monuments, battlefields, or other historic designations within the 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 9- Listed buildings within Hellesdon (Source: Historic England, 2023)



Summary:

- Records indicate human settlement in the parish dates back to the prehistoric age period and there is one listed building, the Church. There is not a conservation area or

²⁴ Norfolk Heritage Explorer. Hellesdon. Source: [Your Search Results - Norfolk Heritage Explorer](#)

²⁵ [The List Search Results for postwick with witton | Historic England](#)

any other historic designations. There are a small number of buildings of local interest or important in the context of the recent past.

Issues:

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

Appendix A: Hellesdon Housing Data 2013-2023 (Broadland District Council, January 2024)

Note: Rows highlighted in yellow include those delivering affordable housing.

| PP Reference | Address | Description | Granted | Lapses | Started | Completed | Proposed units | Net gain | Loss |
|--------------|---|---|------------|------------|------------|------------|----------------|----------|------|
| 20071783 | Land East of 'Leeside', Riverside Close, Lower Hellesdon, Lower Hellesdon | Erection of Detached Bungalow & Garage | 04/04/2008 | 04/04/2011 | 29/07/2009 | 31/03/2015 | 1 | 1 | 0 |
| 20080996 | 79, Woodland Road,, Hellesdon | New Dwelling | 03/09/2008 | 24/02/2015 | 31/01/2013 | 29/08/2013 | 1 | 1 | 0 |
| 20081266 | 99C, Reepham Road,, Hellesdon | Conversion of Garage to One Bed Flat, Re-aligned Front Boundary Wall & Revised Vehicular Access | 07/11/2008 | 22/11/2014 | 08/03/2012 | 12/06/2014 | 1 | 1 | 0 |
| 20091191 | 306 & 308, Low Road,, Hellesdon | 1. Demolition of Pair of Semi-Detached Houses and Outbuildings 2. Erection of 2 No. Detached | 17/12/2009 | 17/12/2012 | 15/10/2012 | 01/12/2014 | 2 | 0 | 2 |

| PP Reference | Address | Description | Granted | Lapses | Started | Completed | Proposed units | Net gain | Loss |
|--------------|---|--|------------|------------|------------|------------|----------------|----------|------|
| | | Houses 3. Detached Garaging Comprising 2 Garages (Revised Proposal) | | | | | | | |
| 20100980 | Plot 2 in Garden of 21, Pinewood Close,, Hellesdon,, NR6 5LX | Sub-division of Curtilage and Erection of Dwelling and Garage | 21/09/2010 | 21/09/2013 | 30/09/2011 | 20/03/2014 | 1 | 1 | 0 |
| 20101733 | 100, Middletons Lane,, Hellesdon,, NR6 5SR | Demolition of Existing Dwelling and Erection of Replacement Dwelling and Detached Garage | 10/02/2011 | 10/02/2014 | 26/04/2011 | 01/08/2014 | 1 | 0 | 1 |
| 20121002 | 389, Drayton High Road, Hellesdon, Norwich, NR6 5BJ | Demolition of Existing Buildings & Residential Development Comprising 16 No. Dwellings, Parking, Access | 08/11/2012 | 08/11/2015 | 15/04/2013 | 31/03/2015 | 16 | 16 | 0 |

| PP Reference | Address | Description | Granted | Lapses | Started | Completed | Proposed units | Net gain | Loss |
|--------------|---|--|------------|------------|------------|------------|----------------|----------|------|
| | | and Landscaping | | | | | | | |
| 20121073 | Adjacent No. 44, Nursery Close, Hellesdon, Norwich, NR6 5SJ | Erection of Chalet Style Bungalow, Garage and Ancillary Works | 12/10/2012 | 12/10/2015 | 10/05/2015 | 10/05/2015 | 1 | 1 | 0 |
| 20121525 | Land Rear of 2, Bracken Avenue, Hellesdon, NR6 6LS | Erection of Dwelling (Revised Proposal) | 11/12/2012 | 11/12/2015 | 01/01/2014 | 27/06/2014 | 1 | 1 | 0 |
| 20121656 | Land at Rear of 14, Bracken Avenue, Hellesdon, Norwich, NR6 6LS | Erection of Dwelling (Revised Proposal) | 20/12/2012 | 20/12/2015 | 02/11/2012 | 06/01/2014 | 1 | 1 | 0 |
| 20121718 | 2, Gorse Avenue, Hellesdon, Norwich, NR6 6LA | Erection of Detached Dwelling | 17/01/2013 | 17/01/2016 | 09/06/2014 | 01/08/2015 | 1 | 1 | 0 |
| 20130478 | 99C, Reepham Road, Hellesdon, Norwich, NR6 5LQ | Erection of Two Storey Building Comprising 2 No. Two Bedroom Flats | 20/05/2013 | 20/05/2016 | 08/03/2012 | 12/06/2014 | 2 | 2 | 0 |
| 20140700 | Former Falcon PH, 24, Cromer Road, Hellesdon, Norwich, NR6 6ND | Alterations to Former Public House & First Floor | 02/07/2014 | 02/07/2017 | 30/06/2017 | 30/09/2017 | 1 | 0 | 1 |

| PP Reference | Address | Description | Granted | Lapses | Started | Completed | Proposed units | Net gain | Loss |
|--------------|---|---|------------|------------|------------|------------|----------------|----------|------|
| | | Residential Unit Above | | | | | | | |
| 20140941 | 97, Low Road, Hellesdon, Norwich, NR6 5AG | Application for a Lawful Development Certificate for an Existing Use - Part of Dwelling as Self-Contained Unit of Accommodation | 08/08/2014 | 08/08/2017 | 10/05/2015 | 10/05/2015 | 1 | 1 | 0 |
| 20141634 | Carrowbreck House, Drayton High Road, Hellesdon, Norwich, NR6 5BJ | Erection of 14 Residential Dwellings & Associated Works | 06/01/2015 | 06/01/2018 | 25/08/2015 | 26/09/2016 | 14 | 14 | 0 |
| 20142035 | 8, Park Way, Hellesdon, Norwich, NR6 5RP | Sub-Division of Plot & Erection of 2 No. Semi-Detached Dwellings Associated Parking | 04/02/2015 | 04/02/2018 | 15/06/2015 | 04/04/2017 | 2 | 2 | 0 |
| 20151333 | 151, Middletons Lane, Hellesdon, Norwich, NR6 5SQ | Sub-Division of Plot and Erection of 1 | 14/12/2015 | 14/12/2018 | 24/05/2016 | 14/02/2018 | 1 | 1 | 0 |

| PP Reference | Address | Description | Granted | Lapses | Started | Completed | Proposed units | Net gain | Loss |
|--------------|---|---|------------|------------|------------|------------|----------------|----------|------|
| | | No. Detached Dwelling | | | | | | | |
| 20152077 | HEL 5 – CTD, Tile House, Eversley Road C T D, Tile House, Eversley Road, Hellesdon, Norwich, NR6 6TA | Application for Approval of Reserved Matters following Outline Planning Permission 20141134 - Demolition of Existing Structures & Erection of up to 72 Dwellings, Open Space & Associated Infrastructure Site visit by Diane Barr w/e 31/03/18, 2 completions added. VOA info. completions for plots 27 & 50-55. SC 21/8/18 | 29/04/2016 | 29/04/2019 | 20/02/2017 | 29/03/2019 | 67 | 67 | 0 |

| PP Reference | Address | Description | Granted | Lapses | Started | Completed | Proposed units | Net gain | Loss |
|--------------|--|--|------------|------------|------------|------------|----------------|----------|------|
| 20160535 | 6, Pinewood Close, Hellesdon, Norwich, NR6 5LX | 1. Partial Demolition of Existing Dwelling 2. Sub-division of Plot and Creation of 1 Additional Dwelling | 14/07/2016 | 14/07/2019 | 30/09/2019 | 12/09/2022 | 1 | 1 | 0 |
| 20160933 | 9, Pinewood Close, Hellesdon, Norwich, NR6 5LX | Sub-division of Plot and Erection of Detached Dwelling and Garage | 25/07/2016 | 25/07/2019 | 18/07/2019 | 15/03/2022 | 1 | 1 | 0 |
| 20161471 | 1 Wensum Crescent, Hellesdon, Norwich, NR6 5DL | Replacement Bungalow | 17/10/2016 | 17/10/2019 | 01/10/2019 | 09/03/2021 | 1 | 0 | 1 |
| 20161647 | 306 Low Road, Hellesdon, Norwich, NR6 5AW | Construction of Two New Detached Dwellings & Garages | 24/11/2016 | 24/11/2019 | 14/11/2019 | 14/03/2023 | 2 | 0 | 2 |
| 20171488 | 264 Reepham Road, Hellesdon, Norwich, NR6 5SP | Replacement Dwelling | 09/10/2017 | 09/10/2020 | 21/05/2018 | 31/10/2019 | 1 | 0 | 1 |
| 20180473 | Land adjacent to 4 Chapel Court, | Variation of Condition 2 Sub Division of | 16/05/2018 | 16/05/2021 | 28/02/2019 | 15/11/2021 | 1 | 1 | 0 |

| PP Reference | Address | Description | Granted | Lapses | Started | Completed | Proposed units | Net gain | Loss |
|--------------|--|---|------------|------------|------------|------------|----------------|----------|------|
| | Hellesdon, Norwich, NR6 5NU | Garden & Erection of Dwelling & Garage (Revised Proposal) | | | | | | | |
| 20180483 | 63 Woodland Road, Hellesdon, Norwich, NR6 5RW | Sub-Division of Garden & Erection of Two Semi-Detached Houses | 22/05/2018 | 22/05/2021 | 15/04/2019 | 17/06/2020 | 2 | 2 | 0 |
| 20180806 | 127 Reepham Road, Hellesdon, Norwich, NR6 5LY | Change of Use from Bed and Breakfast to Private Residence | 14/06/2018 | 14/06/2021 | 01/04/2021 | 01/04/2021 | 1 | 1 | 0 |
| 20181630 | 61 Firs Road, Hellesdon, Norwich, NR6 6UP | Replacement Dwelling | 23/11/2018 | 23/11/2021 | 01/03/2019 | 01/06/2020 | 1 | 0 | 1 |
| 20190218 | 2 Meredith Road, Hellesdon, Norwich, NR6 6PD | Sub-Division of Plot and Erection of Detached Bungalow (Revised Proposal) | 05/04/2019 | 05/04/2022 | 17/04/2019 | 19/01/2021 | 1 | 1 | 0 |
| 20190343 | 296 Drayton High Road, Hellesdon, Norwich, NR6 5BJ | Demolition of Existing Dwelling and | 07/06/2019 | 07/06/2022 | 18/09/2019 | 23/03/2021 | 1 | 0 | 1 |

| PP Reference | Address | Description | Granted | Lapses | Started | Completed | Proposed units | Net gain | Loss |
|--------------|---|---|------------|------------|------------|------------|----------------|----------|------|
| | | Erection of Dwelling and Double Garage | | | | | | | |
| 20191280 | 24 Cromer Road, Hellesdon, Norwich, NR6 6ND | Retrospective Demolition of Existing Garage Building. Change of Use of Building to Office including Additional First Floor Office Space. Provision of One New First Floor Flat. | 31/10/2019 | 31/10/2022 | 05/07/2022 | 05/07/2022 | 1 | 1 | 0 |
| 20191290 | 24 Cromer Road, Hellesdon, Norwich, NR6 6ND | Erection of Four Dwellings New Vehicular Access off Eversley Road | 31/10/2019 | 31/10/2022 | 12/06/2020 | 27/07/2021 | 4 | 4 | 0 |
| 20200173 | 7 Vera Road, Hellesdon, Norwich, NR6 5HU | Certificate of Lawful Use or Development Existing - Subdivision of dwelling into two flats | 22/12/2020 | 22/12/2023 | 22/12/2020 | 22/12/2020 | 2 | 1 | 1 |

| PP Reference | Address | Description | Granted | Lapses | Started | Completed | Proposed units | Net gain | Loss |
|------------------------------|--|---|------------|------------|------------|-----------|----------------|------------|------|
| Total completed sites | | | | | | | | 124 | |
| 20151770 | HEL2- Royal Norwich Golf Club, Drayton High Road, Hellesdon, Norwich, NR6 5AH | Hybrid Application: 1. Outline proposals for the demolition of the existing club house and associated structures and development for up to 1,000 homes and associated infrastructure including up to 2ha of land to be reserved for a primary school site, appr | 06/12/2016 | 06/12/2024 | | | 735 | 735 | 0 |
| 20171514 | Phase 1, Royal Norwich Golf Club, Drayton High Road, Hellesdon, Norwich, NR6 5AH | Variation of Condition 5 of Planning Permission 20151770 | 28/06/2018 | 28/06/2021 | 19/09/2018 | | 95 | 95 | 0 |
| 20201679 | Phase 2, Royal Norwich Golf Club, | Reserved Matters | 14/04/2021 | 14/04/2024 | 15/03/2022 | | 157 | 157 | 0 |

| PP Reference | Address | Description | Granted | Lapses | Started | Completed | Proposed units | Net gain | Loss |
|---|---|---|------------|------------|------------|-----------|----------------|------------|------|
| | Drayton High Road , Hellesdon, Norwich, NR6 5AH | Application for Appearance, Scale, Landscaping and Layout following Outline Planning Permission 20151770 (as amended by S73 Permission 20171514 (for up to 1000 dwellings)), for Phase 2 comprising 157 dwellings and associated works includi | | | | | | | |
| 20201830 | 100 Hawthorne Avenue, Hellesdon, Norwich, NR6 6LB | 5 single storey retirement dwellings and conversion of dwelling to Day Room | 08/01/2021 | 08/01/2024 | 11/05/2023 | | 5 | 4 | 1 |
| Total started/under construction | | | | | | | | 991 | |

| PP Reference | Address | Description | Granted | Lapses | Started | Completed | Proposed units | Net gain | Loss |
|--------------------------|--|--|------------|------------|---------|-----------|----------------|----------|------|
| 20200813 | 1A Lilian Close, Hellesdon, NR6 6RZ, Hellesdon, Norwich, NR6 6RZ | Conversion of Existing Garage to Dwelling with Parking and Landscaping | 29/05/2020 | 29/05/2023 | | | 1 | 1 | 0 |
| 20201724 | Rear of 293A Drayton High Road, Hellesdon, Norwich, NR6 5BL | Demolition of existing storage building and erection of a new dwelling | 19/03/2021 | 19/03/2024 | | | 1 | 1 | 0 |
| 20190580 | 296 Drayton High Road, Hellesdon, NR6 5BJ, Hellesdon, Norwich, NR6 5BJ | Proposed Residential Development (Outline) | 19/07/2021 | 19/07/2024 | | | 4 | 4 | 0 |
| Total not started | | | | | | | | 6 | |

Glossary²⁶

| Term | Definition |
|---|--|
| Affordable Housing (NPPF 2023 Definition) | <p>Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <ul style="list-style-type: none"> A. Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). B. Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used. C. Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households. D. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible |

²⁶ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/publishing.service.gov.uk)

| Term | Definition |
|------------------------------------|---|
| | households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement. |
| Affordable Rented Housing | Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). |
| Dark Skies | Places where the darkness of the night sky is relatively free of interference from artificial light. |
| Designated Heritage Asset | A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation. |
| Flood Zones ²⁷ | <ul style="list-style-type: none"> • Zone 1 Low Probability- Land having a less than 0.1% annual probability of river or sea flooding. • Zone 2 Medium Probability- Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. • Zone 3a High Probability- Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea. • Zone 3b The Functional Floodplain- This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). |
| Groundwater flooding ²⁸ | Groundwater flooding is when water under the ground (the water table) rises to the surface. Underground rooms, such as cellars and basements, are particularly at risk. Groundwater flooding is more likely where there is chalk under the ground (the bedrock). It can also happen in places with sand and gravel, such as river valleys. |
| 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing) |
| Local Plan | A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the |

²⁷ [Flood risk and coastal change - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

²⁸ [Groundwater flooding - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

| Term | Definition |
|--|---|
| | development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two. |
| Neighbourhood Plan | A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004. |
| Non-strategic policies | Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies. |
| Open Market Housing | Open market housing is housing which is built by developers (which may be private companies or housing associations, or Private Registered Providers), for the purposes of sale (or rent) on the open market. |
| Priority Habitats and Species | Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006. |
| Ramsar sites | Wetlands of international importance, designated under the 1971 Ramsar Convention. |
| Sheltered Housing | <p>Sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. There are many different types of scheme, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bedroomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on.</p> <p>Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden²⁹.</p> |
| Site of Special Scientific Interest (SSSI) | Sites designated by Natural England under the Wildlife and Countryside Act 1981 |

²⁹ See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

| Term | Definition |
|--------------------------------------|---|
| Social rented housing | Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.). Guideline target rents for this tenure are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England ³⁰ |
| Special Area of Conservation (SAC) | Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites. |
| Special Protection Areas (SPA) | Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds. |
| Strategic policies | Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004. |
| Surface water flooding ³¹ | Surface water flooding occurs when intense rainfall overwhelms drainage systems. |
| Sustainable transport mode | Any efficient, safe, and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra-low and zero emission vehicles, car sharing and public transport. |
| Wildlife Corridor | Areas of habitat connecting wildlife populations |

³⁰ See <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>

³¹ [Flood risk maps for surface water: how to use the map - GOV.UK \(www.gov.uk\)](#)