

Settlement Name:	Hellesdon
Settlement Hierarchy:	<p>Hellesdon is classified as an urban fringe parish in the Greater Norwich Local Plan. Away from the River Wensum valley much of the parish is already built up. There is a good range of local facilities and public transport to Norwich city centre. Amongst the existing planning permissions is redevelopment of the Royal Norwich Golf Club for up to 1,000 homes. There are long-term proposals to redevelop parts of the Hellesdon Hospital site as well. To the west of the parish are the environmental designations associated to the River Wensum, which is a Special Area of Conservation, as well as Sites of Special Scientific Interest. Between the built edges of Hellesdon and Drayton, Canham's Hill and Drayton Wood (County Wildlife Sites) form important landscape features. Constraints to the north-east of the parish include the designated safety zone and associated noise implications relating to Norwich International Airport. Notably, much of the greenfield land north of Hellesdon is within the parish boundary of Horsford.</p> <p>Hellesdon Neighbourhood Plan was 'made' in December 2017 and covers the period to 2026. The vision for the Hellesdon Neighbourhood Plan is to be a green, peaceful and friendly suburb for people of all ages with a good range of community facilities; one step from a vibrant city and one step from the Norfolk countryside.</p> <p>At the base date of the plan there are two carried forward allocations from the Broadland Local Plan (300 dwellings and B1 uses in the grounds of Hellesdon Hospital (HEL1); up to 1,000 homes at Royal Norwich Golf Club (HEL2/20151770)) providing a total of 1,300 homes and a total of 25 additional dwellings with planning permission on smaller sites.</p> <p>Hellesdon is located within the north and north-west sector of the urban fringe along with Drayton and Taverham. Early work in the 'Towards a Strategy' document gives an indicative new allocation figure of 500-800 dwellings across all these settlements. This site assessment booklet looks in detail at the sites promoted in Hellesdon to determine which are the most suitable to contribute towards the overall allocation figure for the north and north west urban fringe sector.</p>

PART 1 - ASSESSMENTS OF SITES INCLUDED IN THE DRAFT LOCAL PLAN REGULATION 18C CONSULTATION (JANUARY – MARCH 2020)

STAGE 1 – COMPLETE LIST OF SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal
Hellesdon			
Rear of Heath Crescent	GNLP2173	2.11	35-50 dwellings
Total area of land		2.11	

LIST OF SITES TO BE CONSIDERED AS SETTLEMENT BOUNDARY EXTENSIONS (SETTLEMENT BOUNDARY PROPOSALS AND SITES LESS THAN 0.5 HECTARES)

Address	Site Reference	Area (ha)	Proposal
Hellesdon			
296 Drayton High Road	GNLP2025	0.38	5 dwellings

(Sites of less than 0.5ha are not considered suitable for allocation and therefore have not been assessed in this booklet. These sites will be considered as part of a reappraisal of settlement boundaries to be published with the Regulation 19 Submission version of the Plan).

LIST OF SITES SUBMITTED FOR OTHER USES

Address	Site Reference	Area (ha)	Proposal
Hellesdon			
Land East of Reephams Road / North of Arden Grove School	GNLP1019	11.08	Open Space
Land adjacent to St Marys' church, Low Road	GNLP1020	1.26	Burial Ground Extension
Rear of Heath Crescent, Prince Andrew Road	GNLP1021	2.07	Sports Facility
West of Hellesdon Park Industrial Estate	GNLP2142	5.71	Extension to industrial estate, burial ground, car park, open space

(Sites submitted for other uses are considered in separate 'Non-Residential' Site Assessment booklets and therefore have not been assessed in this booklet).

STAGE 2 – HELAA COMPARISON TABLE

RESIDENTIAL/MIXED USE

	Categories													
	Site access	Access to services	Utilities Capacity	Utilities Infrastructure	Contamination/ ground stability	Flood Risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open Space and GI	Transport & Roads	Compatibility with neighbouring uses
Site Reference	Hellesdon													
GNLP2173	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Amber	Green	Green

STAGE 3 – SUMMARY OF COMMENTS FROM THE REGULATION 18 STAGE A & B CONSULTATIONS

Site Reference	Comments
Hellesdon	
GNLP2173	<p>General comments Objections raised concerns regarding loss of green land, parking, traffic congestion, drainage issues, flood risk, impacts on local infrastructure and lack of suitable services to support this site. Petition raised against site in Hellesdon. Other issues include demolition of a 'good' house for an access road, scale of development, environmental implications and the access point is too close to a junction.</p> <p>Sports England comments To satisfy Sport England policy and meet Para 97 of the NPPF, any development of the site would need to meet the following criteria:</p> <p>Exception 4 The area of playing field to be lost because of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:</p> <ul style="list-style-type: none"> * of equivalent or better quality, and * of equivalent or greater quantity, and * in a suitable location, and * subject to equivalent or better accessibility and management arrangements. <p>As the proposal would result in the permanent loss of this sports ground without meeting the requirements of Exception E4 or NPPF Para 97, Sport England would wish to object to this allocation, as there is a shortage of outdoor space for sport in the Hellesdon area. I understand the Parish Council would be interested in acquiring the site to help meet local demand for sports pitches...</p>

STAGE 4 – DISCUSSION OF SUBMITTED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, as set out under stage 2, consultation responses received, as summarised in stage 3, and other relevant evidence.

Much of Hellesdon parish has been developed or contains land committed for development, with the exception of an area to the north-west of the hospital (in the valley of the River Wensum). Extending the suburb is likely to encroach on neighbouring parishes.

At the east of the parish, differing proposals exist for the land behind Heath Crescent and Prince Andrew's Road that is known as the former Jarrolds Sports and Social Club. The proposal from Hellesdon Parish Council (reference GNLP1021 – see non-residential site assessment booklet) seeks to retain the whole site for sports, recreation, and open space. Whereas GNLP2173 is proposed by the owners for 35-50 dwellings, as well as to safeguard the bowls green, and possibly tennis courts. GNLP1021 and GNLP2173 are both considered to be reasonable for further assessment, subject to meeting requirements for recreational space in this part of the parish although only site GNLP2173 is assessed in this booklet.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE SITES FOR FURTHER ASSESSMENT

Based on the assessment undertaken at stage 4 above the following sites are considered to be reasonable alternatives.

Address	Site Reference	Area (ha)	Proposal
Hellesdon			
Rear of Heath Crescent	GNLP2173	2.11	35-50 dwellings
Total area of land		2.11	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP2173
Address:	Rear of Heath Crescent
Proposal:	Residential development (35-50 dwellings proposed) plus retention of bowls green

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Vacant Sports and Social Club	Part brownfield, part greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access and Open Space & GI
HELAA Conclusion This is a 2.11 ha site proposed for 35-50 dwellings. The land is owned by Jarrolds & Sons Ltd and was used as a sports and social club until 2016. For the open space that is to be retained access could still be via Heath Road. A new access, secured by demolishing an existing property, could be via Prince Andrew Road. Despite the need for further information, there is nevertheless the potential for creating a suitable access. The other major concern is the loss of designated open space. Yet on the basis that the land is privately owned, and it is to be demonstrated that alternative provision could not be made, the site is considered suitable for the land availability assessment.

FURTHER COMMENTS
Highways Yes. Subject to Vehicular access via Prince Andrew’s Road & pedestrian, cycle & emergency access via Heath Crescent. Alterations required to road closure at Heath Crescent to improve access for cycling GNLP2173 (35-50 dwellings)
Development Management Sport England objection needs careful consideration as would parish council /neighbourhood plan ambition to secure site for community uses, otherwise site could be suitable for residential development given location in built up area.
Minerals & Waste The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - ‘safeguarding’ (or any

successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.

Lead Local Flood Authority

Few or no constraints. Standard information required at a planning stage. However, reports of flooding to property downstream of site. No watercourse or SW sewer visible on mapping if infiltration unsuitable.

PLANNING HISTORY:

No applications found

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE) FOR REGULATION 18C DRAFT PLAN CONSULTATION.

One reasonable alternative site proposal has been identified in Hellesdon at Stage 5 of this booklet (GNLP2173). This proposal was considered to be worthy of further investigation to look at the potential for allocation as the initial assessment did not flag up any major constraints that would preclude development. The site has been subject to further discussion with Development Management, Highways, Flood Authority and Children’s Services in order to identify preferred sites for allocation and their comments are recorded under Stage 6 above.

Hellesdon is grouped in the north and north-west sector of the Urban Fringe parishes. The indicative scale of growth is 500-800 dwellings across this sector in the Towards a Strategy document. Through further discussion no sites were identified as suitable to allocate in Hellesdon towards this number.

However, GNLP2173 has been identified as a reasonable alternative site if additional growth is needed in the urban area, assuming requirements for open space in this part of the parish were met. There is also a recreational use proposal submitted for the same site (GNLP1021), this has also been identified as a reasonable alternative in the non-residential site assessment booklets for further investigation although it is not clear how public open space could be delivered on the site without the landowner’s consent.

Therefore, in conclusion there are no sites identified as preferred options in Hellesdon. There are two carried forward allocations providing a total of 1,300 homes and a total of 25 additional dwellings with planning permission on smaller sites. This gives a total deliverable housing commitment for Hellesdon of 1,325 homes between 2018 – 2038.

See also the non-residential booklet for sites in Hellesdon.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Hellesdon				
NO PREFERRED SITES				

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Hellesdon				
Rear of Heath Crescent	GNLP2173	2.11	35-50 dwellings	This site is considered to be a reasonable alternative if additional housing is needed in the urban area. It is well located within the built-up area and highways would support residential development subject to vehicular access via Prince Andrews Road with pedestrian, cyclist and emergency access only via Heath Crescent. However, there is an objection from Sport England which would need careful consideration as would the Parish Council/ Neighbourhood Plan ambition to secure the site for community uses. Residential development would only be appropriate if recreational space requirements in this part of the parish were met.

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Hellesdon				
NO UNREASONABLE SITES				

PART 2 - SUMMARY OF COMMENTS FROM THE REGULATION 18C DRAFT PLAN CONSULTATION

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP2173 Rear of Heath Crescent, Hellesdon (Reasonable Alternative Site) Also being considered for Leisure purposes – see GNLP1021
TOTAL NUMBER OF REPRESENTATIONS:	45
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 42 Object, 2 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
CODE Development Planners Ltd	Support	On behalf of Jarrolds and Sons the owners of the site. Redevelopment of the site closed for open space in 2016 would provide new homes to serve the need of the community.	Consider competing proposals for housing and open space on the site in the context the need for additional open space in Hellesdon	This proposal was considered as a reasonable alternative through the Regulation 18C consultation alongside alternative plans for residential use put forward by the landowner to allow	None

				for further consideration of both proposals. The decision has been taken not to allocate either site and leave it as 'white land' within the settlement boundary to be dealt with through the planning or Neighbourhood Plan process. The need for open space in Hellesdon presented by the Parish Council is recognised but there does not seem to be any agreement between the Parish Council and the landowner about the future use of the site so the delivery for open space cannot be guaranteed.	
Members of the public (various)	Object	Numerous objections for the redeveloped of this site	Consider competing proposals for housing and	This proposal was considered as a	None

		<p>due to the potential loss of open space and associated benefits including wellbeing etc. Not to mention the loss of the Golf course to residential development and other sites nearby.</p>	<p>open space on the site in the context the need for additional open space in Hellesdon</p>	<p>reasonable alternative through the Regulation 18C consultation alongside alternative plans for residential use put forward by the landowner to allow for further consideration of both proposals. The decision has been taken not to allocate either site and leave it as 'white land' within the settlement boundary to be dealt with through the planning or Neighbourhood Plan process. The need for open space in Hellesdon presented by the Parish Council is recognised but there does not seem to be any agreement between the Parish</p>	
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				Council and the landowner about the future use of the site so the delivery for open space cannot be guaranteed.	
Individual	Comment	The site should be retained for open space for the enjoyment of the residents on the eastern side of Hellesdon as residents would need to cross two major roads to access leisure facilities.	Consider competing proposals for housing and open space on the site in the context the need for additional open space in Hellesdon	This proposal was considered as a reasonable alternative through the Regulation 18C consultation alongside alternative plans for residential use put forward by the landowner to allow for further consideration of both proposals. The decision has been taken not to allocate either site and leave it as 'white land' within the settlement boundary to be dealt with through the planning or Neighbourhood Plan process. The	None

				need for open space in Hellesdon presented by the Parish Council is recognised but there does not seem to be any agreement between the Parish Council and the landowner about the future use of the site so the delivery for open space cannot be guaranteed.	
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PART 3 - ASSESSMENT OF NEW & REVISED SITES SUBMITTED DURING THE REGULATION 18C CONSULTATION

No new or revised sites submitted through the Regulation 18C consultation.

FINAL CONCLUSIONS FOR THE REGULATION 19 VERSION OF THE PLAN

Site assessments prior to the Regulation 18C consultation

Up to the Regulation 18C consultation there was one site promoted for residential/mixed use in Hellesdon totalling 35-50 dwellings and 2.11 hectares of land. The outcome of initial site assessment work (which is detailed in part 1 of this booklet) was to include the site in the Regulation 18C consultation as a reasonable alternative if additional housing were needed in the urban fringe. An alternative proposal to use the site for open space put forward by the Parish Council has also been considered to be a reasonable alternative (site GNLP1021) . Residential development on the site will only be appropriate if recreational space requirements in the parish are met and further investigation of both sites will be needed.

Summary of comments from the Regulation 18C draft plan consultation

Through the Regulation 18C consultation a number of comments were received regarding sites in Hellesdon (detailed in part 2 above). Both proposals for the site at Heath Crescent generated a lot of comments locally mainly in support of the use of the site for recreational purposes (GNLP1021) and objecting to the use of the site for housing (GNLP2173). The promoter of site GNLP2173 submitted representations supporting the redevelopment of the site for housing. Following the consultation a decision needed to be made about whether either site should be allocated in the GNLP. After further discussion the decision has been taken not to allocate either site and leave it as 'white land' within the settlement boundary to be dealt with through the planning or Neighbourhood Plan process. The need for open space in Hellesdon presented by the Parish Council is recognised but there does not seem to be any agreement between the Parish Council and the landowner about the future use of the site so the delivery for open space cannot be guaranteed.

Assessment of new and revised sites submitted through the Regulation 18 C consultation

There were no new or revised sites submitted through the Regulation 18C consultation.

Sustainability Appraisal

The sustainability performance of each reasonable alternative site has been considered in the selection of sites. The Sustainability Appraisal includes a scoring and assessment narrative on the sustainability performance of each reasonable alternative and recommendations for mitigation measures which have been incorporated in policy requirements as appropriate. The Sustainability Appraisal (which can be found in the evidence base [here](#)) highlighted positive and negative scores for site GNLP2173 showing that it scored quite well with only one double negative for health. However the decision has been taken through the site assessment process not to allocate the site for the reasons given above

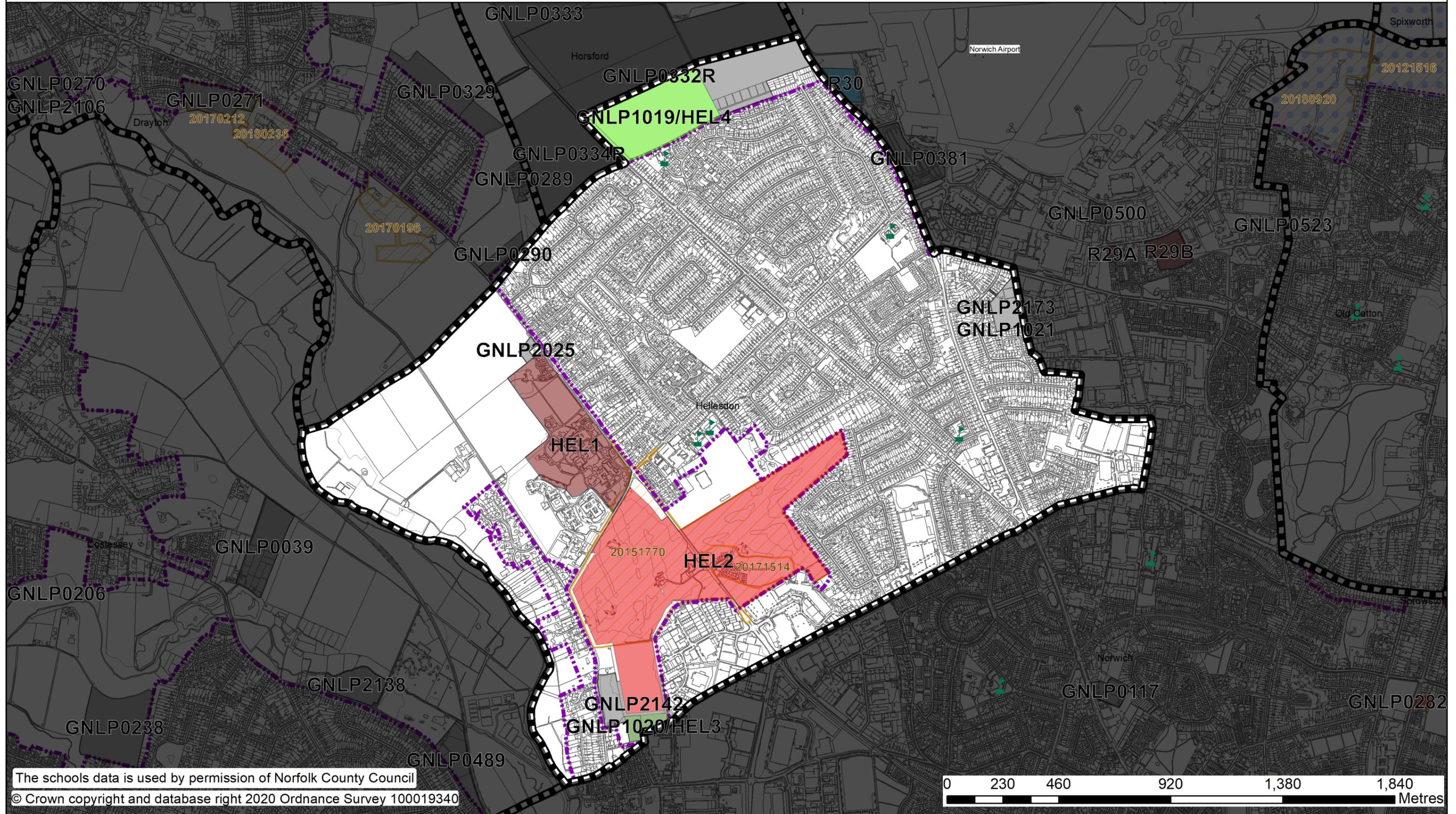
Final conclusion on sites for allocation in the Regulation 19 Plan

Based on all the information contained within this booklet the final conclusion of the site assessment process for Hellesdon is not to allocate any residential sites in the plan other than carried forward allocations HEL1 and HEL2.

See tables of allocated and unallocated sites at appendices A and B for full list of sites promoted with reasons for allocation or rejection.

HELLESDON

GREATER NORWICH LOCAL PLAN PROMOTED SITES BY SCHOOL CATCHMENT AREAS



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Primary School	Housing Allocation	Employment Allocation	Open Space/Leisure Amenity Allocation	Growth Triangle Area Action Plan Boundary	Commitment*
Primary School Catchment (2018-19)	Mixed Use Allocation	Burial Ground Allocation	Not Allocated	Settlement Boundary	Parish Boundary

*new and extant permissions at 1st April 2020 (10 or more dwellings)

N
 1:14,500
 at A3
 Date: 26/11/2020