

HELLESDON

Hellesdon is as an urban fringe parish. 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.

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.

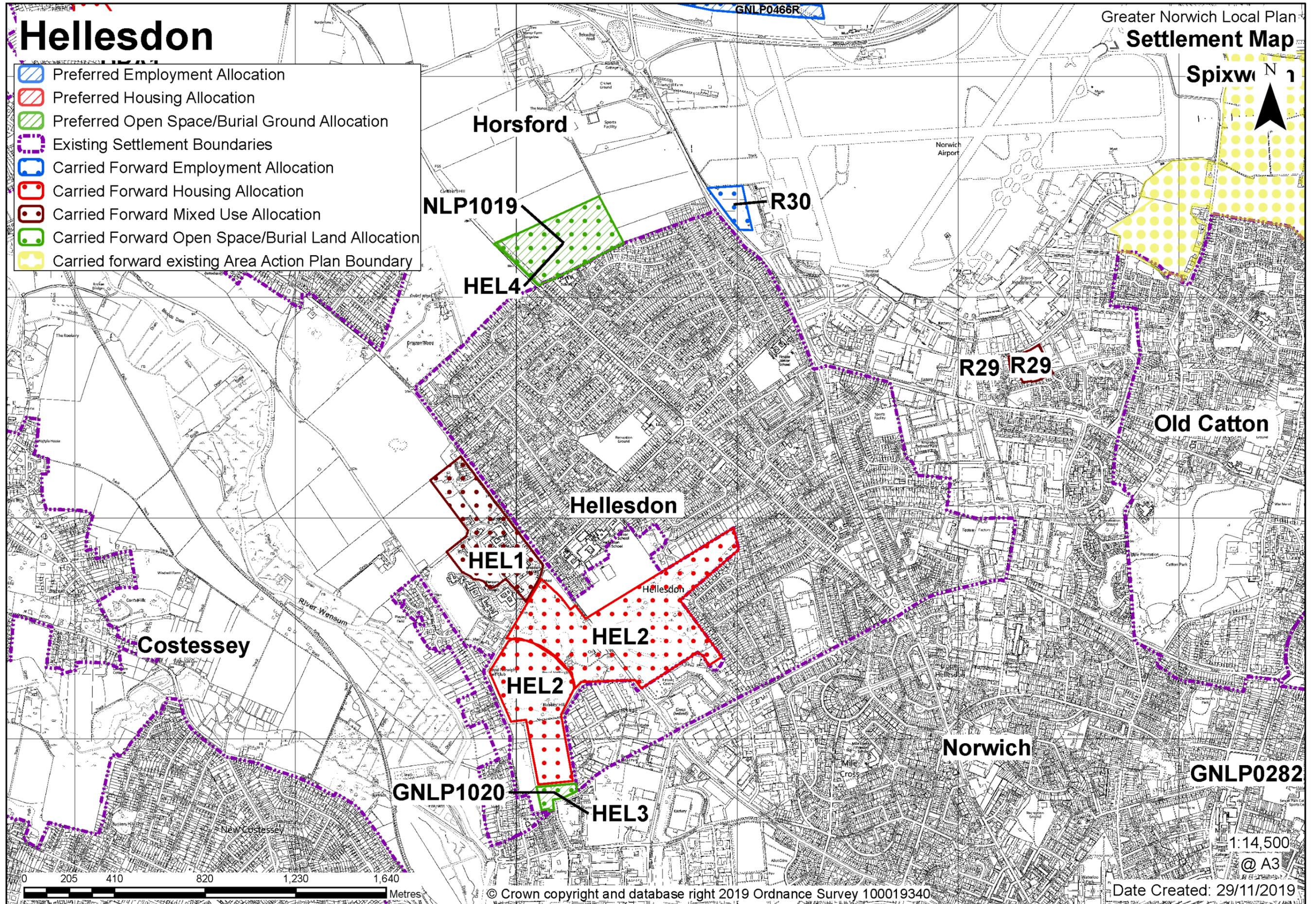
There are no sites identified as preferred options in Hellesdon. There are two carried forward allocations providing a total of 1,300 homes and a total of 25 additional dwellings with planning permission on smaller sites. This gives a total deliverable housing commitment for Hellesdon of 1,325 homes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

All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

Hellesdon



- Preferred Employment Allocation
- Preferred Housing Allocation
- Preferred Open Space/Burial Ground Allocation
- Existing Settlement Boundaries
- Carried Forward Employment Allocation
- Carried Forward Housing Allocation
- Carried Forward Mixed Use Allocation
- Carried Forward Open Space/Burial Land Allocation
- Carried forward existing Area Action Plan Boundary



No new allocations proposed

Notes

Much of the parish is already built up and there is a large existing development commitment.

Existing allocations to be carried forward

POLICY HEL1 Land at Hospital Grounds, southwest of Drayton Road, Hellesdon (approx. 14.7 ha) is allocated for residential and employment uses. The site will accommodate approximately 300 homes, and B1 employment uses.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

- A small amount of B1 employment uses will be considered appropriate e.g. converting existing buildings.
- Vehicular access via Drayton High Road and Hospital Lane.
- A pedestrian crossing is likely to be required on the A1067 Drayton High Road as are improvements to Middletons Lane / A1067 junction. Other off-site improvements to the highway may also be necessary, as required by the Highway Authority.
- The site is shown on the historic environment record and therefore further investigation is likely to be required in respect of archaeology. In addition, some of the more significant former hospital buildings may constitute heritage assets that are worthy of retention.
- The site falls within Source Protection Zone 3 and therefore pollution control techniques should be incorporated to ensure that development of the site does not lead to pollution of the water environment, including the River Wensum.
- Norfolk Mineral and Waste Core Strategy Policy CS16 applies as this site is underlain by safeguarded mineral resources.

Notes

HEL1: The site was allocated in 2016 as part of the previous local plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of the new local plan up to 2038. The site is re-allocated for residential development and has been considered in the calculation of the housing requirement. HEL1 will also be incorporated into the settlement limit.

HELLESDON

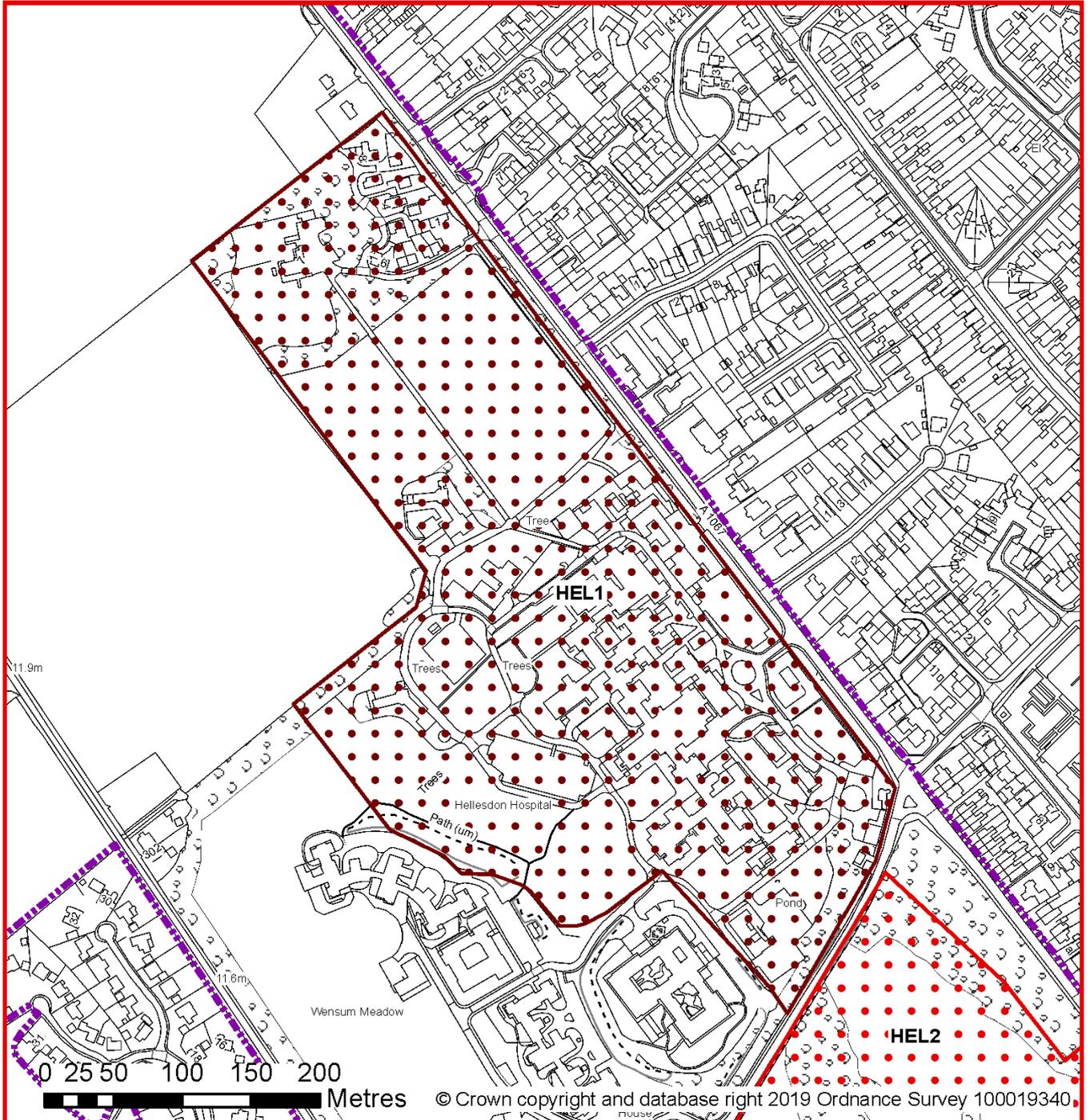
Greater Norwich Local Plan
Carried Forward Allocation

Site Reference HEL1
 Location Land at Hospital Grounds, southwest of Drayton Road
 Allocation Residential Development & Employment (B1)
 (Approx. 300 homes)
 Area 14.7 ha

(Also shown as commitments
on other maps)

N
 1:4,000
 @ A4

Date: 30/10/2019



-  Existing Settlement Boundary
-  Carried forward Housing Allocation
-  Carried forward Mixed Use Allocation

POLICY HEL2 - Land at the Royal Norwich Golf Club, either side of Drayton High Road, Hellesdon (approx. 48.1 ha) is allocated for residential and open space uses. This will accommodate approximately 1,000 homes.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

- Improvements may be needed to existing traffic light-controlled junction and a possible pedestrian crossing on the A1067 Drayton High Road.
- Up to 2 hectares of the site should be safeguarded for education provision, either as an expansion of the existing schools (Kinsale Infant School, Kinsale Junior School and Hellesdon High School) or land for a new primary school elsewhere within the site.
- The loss of the golf course should be mitigated by providing alternative equivalent provision elsewhere.
- The southwest corner of the site is within the HSE safeguarding zone associated with the chemical plant to the south of the site.
- The site falls within Source Protection Zone 3 and therefore pollution control techniques should be incorporated to ensure that development of the site does not lead to pollution of the water environment.
- Norfolk Mineral and Waste Core Strategy Policy CS16 applies as this site is underlain by safeguarded mineral resources.

Notes

HEL2: The site was allocated in 2016 as part of the previous local plan but has not yet been fully developed. 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 and has been considered in the calculation of the housing requirement. HEL2 will also be incorporated into the settlement limit.

HELLESDON

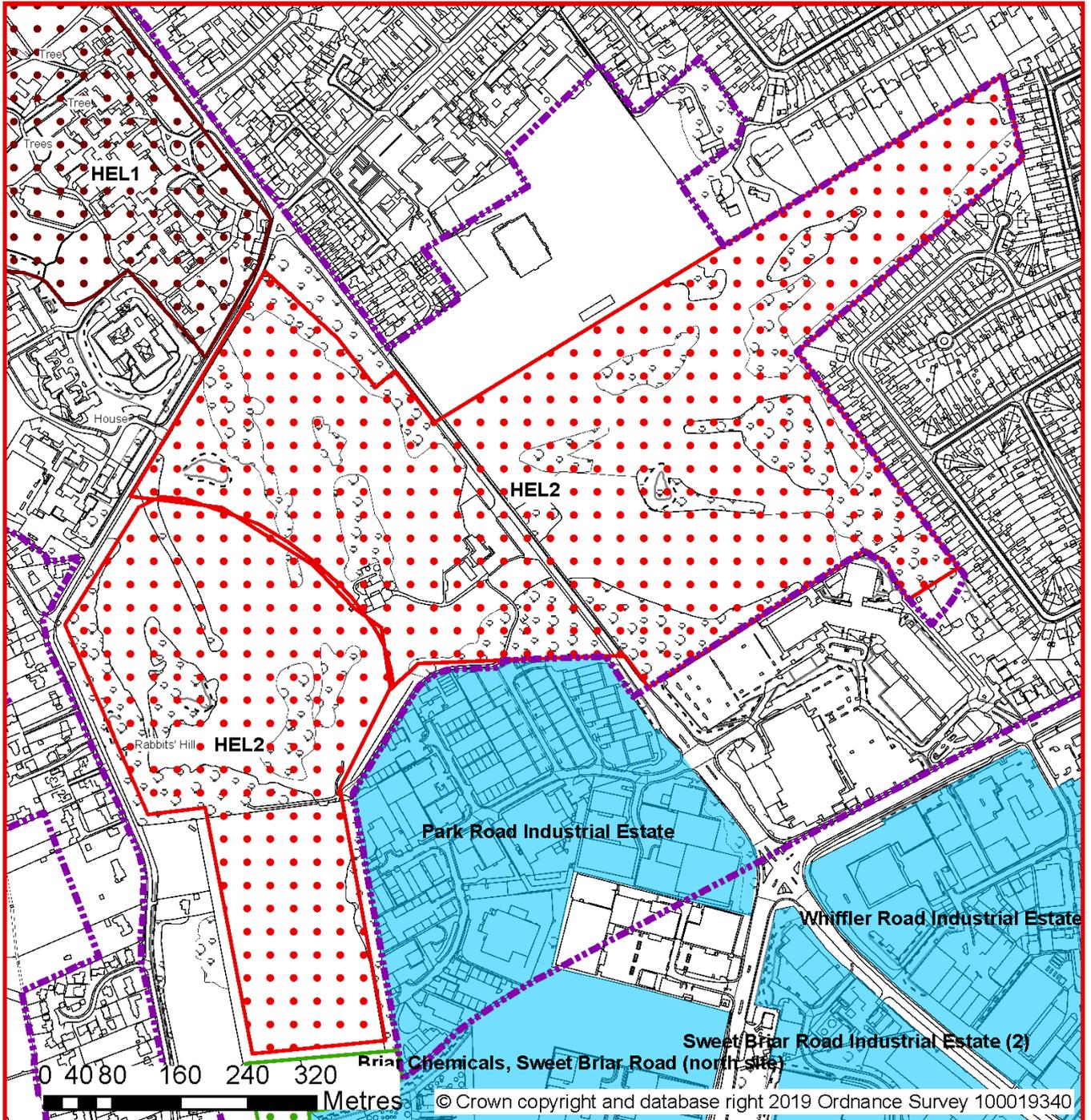
Greater Norwich Local Plan
Carried Forward Allocation

Site Reference HEL2
 Location Land at the Royal Norwich Golf Club, either side of Drayton High Road
 Allocation Residential Development & Open Space (Approx.1000 homes)
 Area 48.1 ha

(Also shown as commitments on other maps)

1:6,500
@ A4

Date: 30/10/2019



-  Existing Settlement Boundary
-  Carried forward Housing Allocation
-  Carried forward Mixed Use Allocation
-  Carried forward Open Space/Burial Land Allocation
-  Strategic Employment Site

POLICY HEL3 / GNLP1020 Land adjacent to existing burial ground – north east of St Marys Church, Hellesdon (approx. 1.3 ha) is allocated for an extension to the existing burial ground.

The development will be expected to address the following specific matters:

- Access via the existing cemetery.
- The site falls within Source Protection Zone 3 and therefore further investigation should be undertaken to assess the potential risk to groundwater.
- The Environment Agency may seek to ensure a 250m minimum distance from potable groundwater supply source; 30m minimum distance from watercourse, spring or groundwater fed water feature; 10m minimum distance from field drains; and no burials into standing water with a minimum of 0.7m unsaturated ground below the base of the coffin.

Notes

HEL3: The site was allocated in the previous local plan and it is intended to carry this allocation forward, recognising a need for more burial land in the future. Under the proposal GNLP1020 the site is again promoted for extending the existing burial ground. However, it is noted that the land is also promoted as part of a larger scheme to extend Hellesdon Industrial Park, as well as provide open space, burial grounds, and a car park for the church (GNLP2142); but, this has not been taken forward in this plan.

HELLESDON

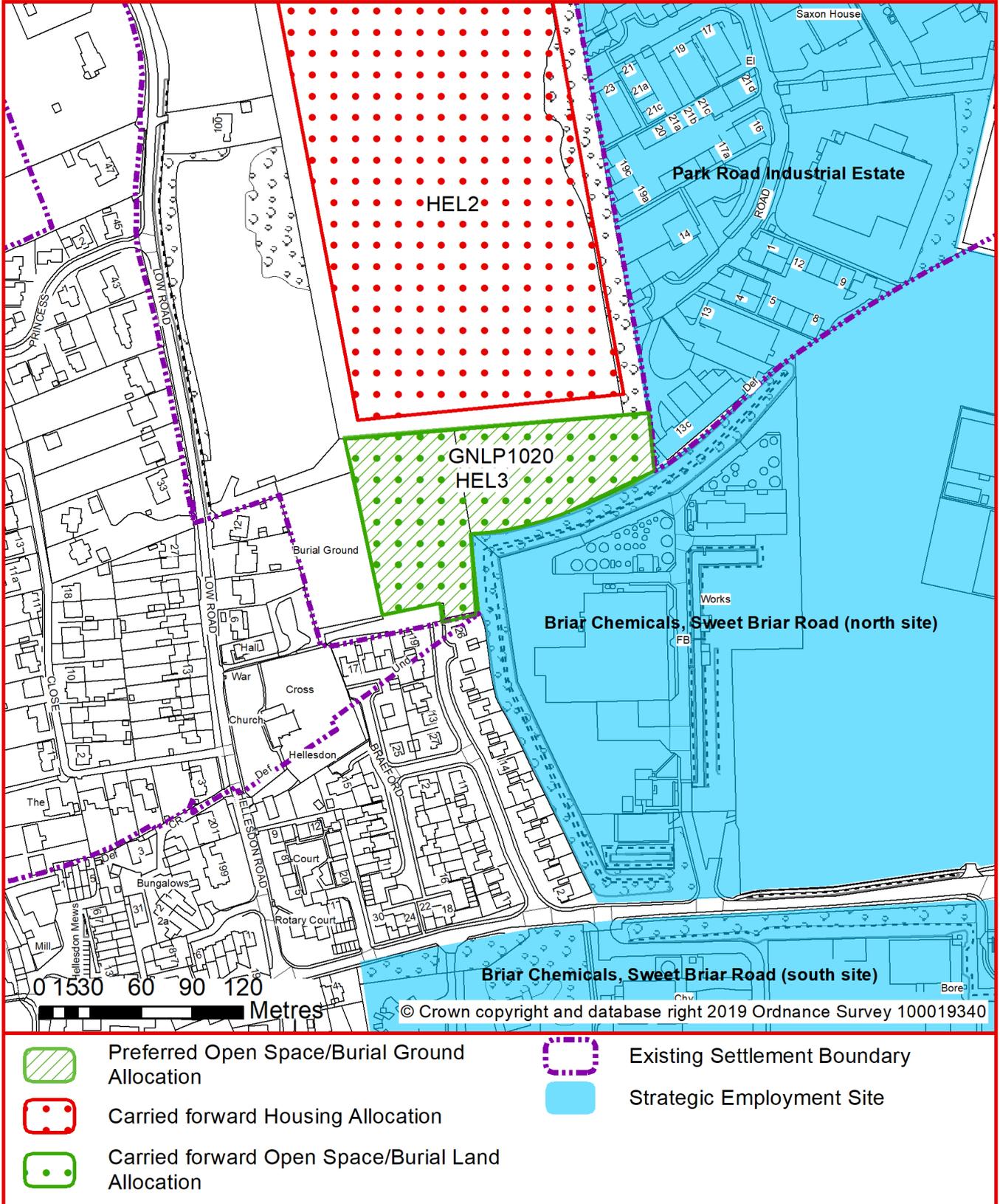
Greater Norwich Local Plan Carried Forward Allocation

Site Reference HEL3 / GNLP1020
 Location Land adjacent to existing burial ground, St Marys Church
 Allocation Extension to existing burial ground
 Area 1.3 ha

(Also shown as commitments
 on other maps)

N
 1:3,000
 @ A4

Date: 10/12/2019



POLICY HEL4 / GNLP1019 Land northeast of Reepham Road, Hellesdon (approx. 11.9 ha) is allocated for recreational open space.

The development will be expected to address the following specific matters:

- Access onto Reepham Road.
- Off-site requirements may include a footway along the north-east side of Reepham Road, extended street lighting to a point 100m west of the entrance, and increased pedestrian access from surrounding areas.
- Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is within a minerals and waste consultation area.

Notes

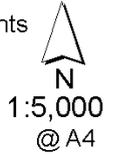
HEL4: The site was allocated in the previous local plan and it is intended to carry this allocation forward, recognising the public benefit in providing informal open space. Under the proposal GNLP1019 the site is again promoted for open space. However, it is noted that the land is also promoted as part of a larger proposal for residential-led development (GNLP0332R), but this has not been taken forward in this plan.

HELLESDON

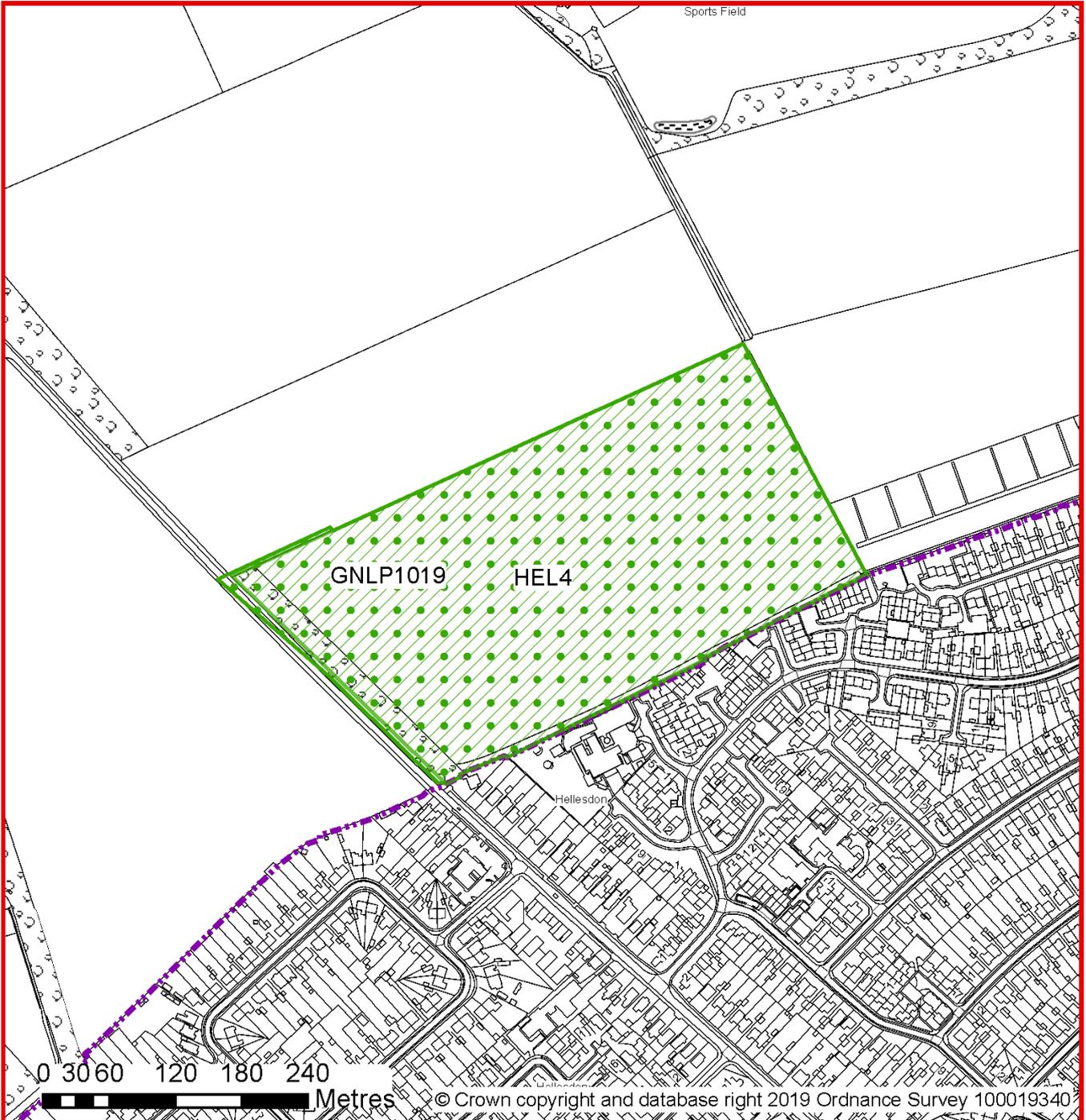
Greater Norwich Local Plan Carried Forward Allocation

Site Reference HEL 4/GNLP1019
Location Land north east of Reepham Road
Allocation Recreational Open Space
Area 11.9 ha

(Also shown as commitments
on other maps)



Date: 29/11/2019



-  Preferred Open Space/Burial Ground Allocation
-  Carried forward Open Space/Burial Land Allocation
-  Existing Settlement Boundary

Reasonable Alternatives

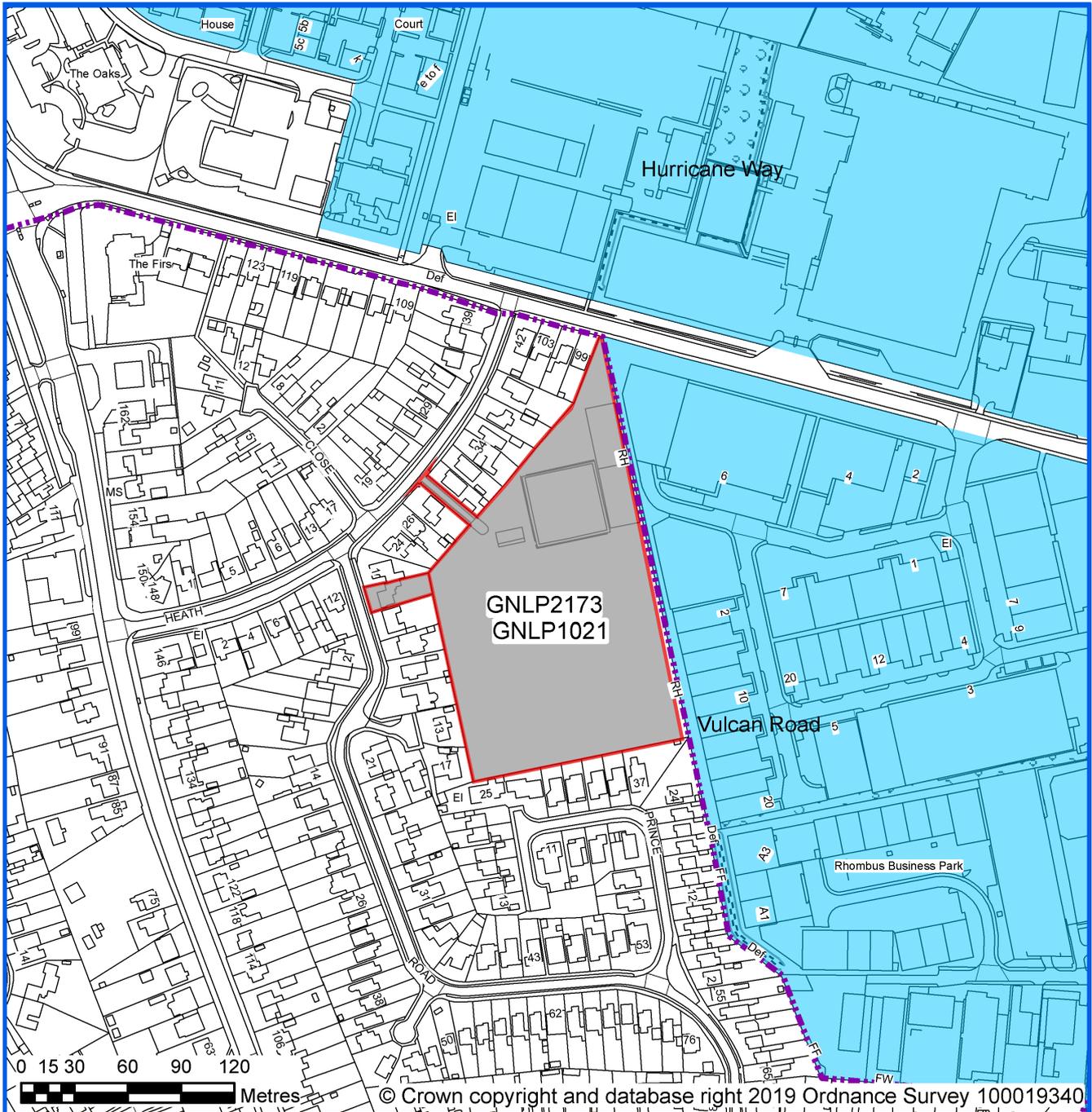
Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Hellesdon				
Rear of Heath Crescent	GNLP2173	2.11	35-50 dwellings	This site is considered to be a reasonable alternative if additional housing is needed in the urban area. It is well located within the built-up area and highways 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.

HELLESDON

Site Reference GNLP2173
Location Rear of Heath Crescent
Allocation Residential Development
Area 2.11 ha


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Date Created: 01/11/2019



-  Reasonable Alternative
-  Existing Settlement Boundaries
-  Strategic Employment Sites

Non-Residential

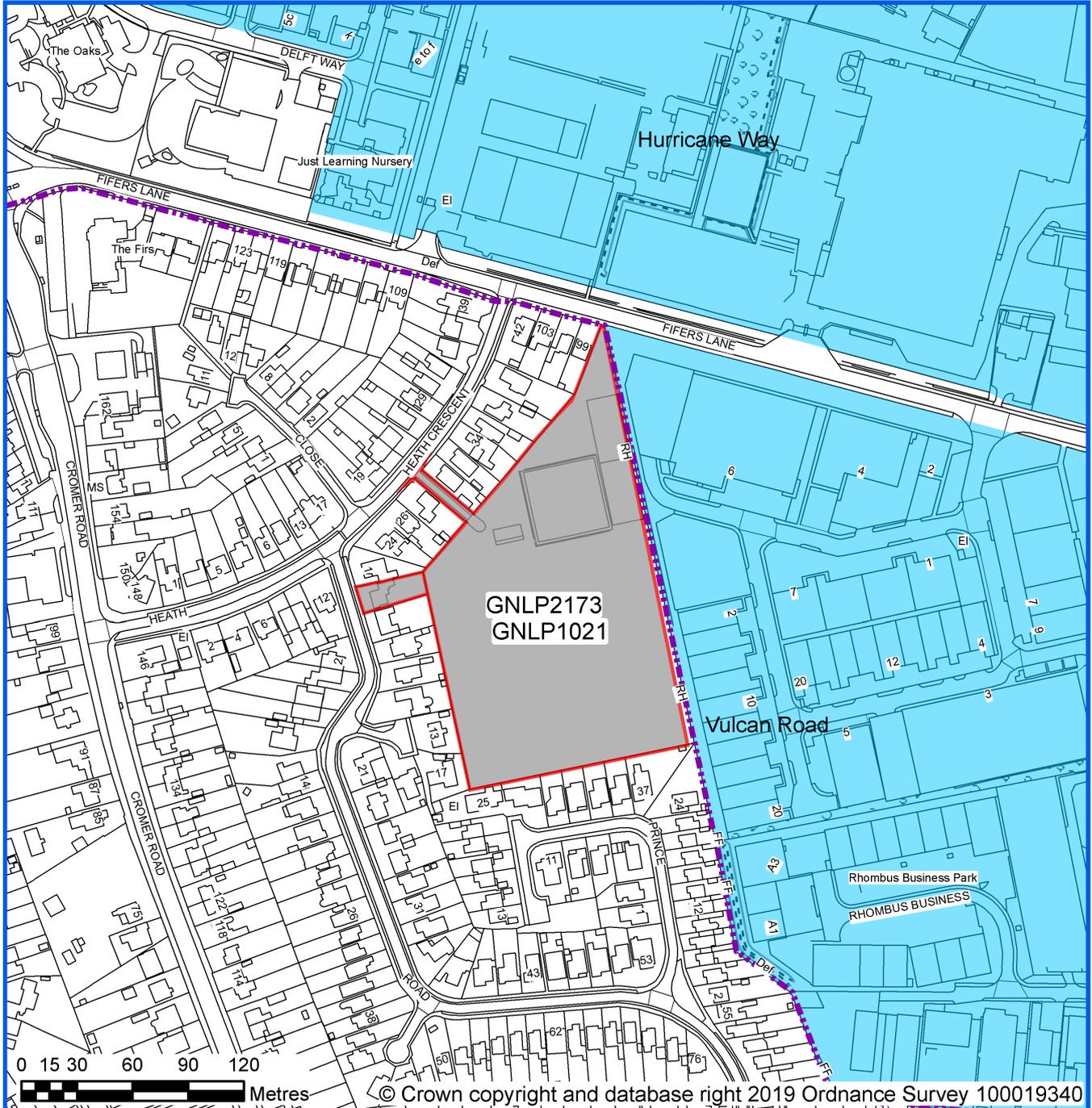
Address	Site Reference	Area (Ha)	Proposal	Reason for not allocating
Hellesdon				
Rear of Heath Crescent, Prince Andrews Road, Hellesdon	GNLP1021	2.07	Leisure	This proposal is considered to be a reasonable alternative for further consideration but is not preferred for allocation at the current time as more information is needed about how the plans put forward by Hellesdon Parish Council sit alongside alternative plans for residential/recreational use put forward by the landowner as site reference GNLP2173, which is also considered to be a reasonable alternative.

HELLESDON

Site Reference GNL1021
 Location Rear of Heath Crescent, Prince Andrews Road
 Allocation Leisure
 Area 2.07 ha

N
 1:3,000
 @ A4

Date Created: 24/10/2019



- Reasonable Alternative
- Existing Settlement Boundaries
- Strategic Employment Sites

Unreasonable Sites - Residential

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

Unreasonable Sites – Non Residential

Address	Site Reference	Area (Ha)	Proposal	Reason considered to be unreasonable
Hellesdon				
West of Hellesdon Park Industrial Estate, Hellesdon	GNLP2142	5.71	Extension to industrial estate, burial ground, open space, car park	This site is not considered to be suitable for allocation as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. There is therefore no need to allocate any additional large-scale employment sites in the new local plan.

