

<b>Settlement Name:</b>	<b>Hingham</b>
<b>Settlement Hierarchy:</b>	<p>Hingham is identified as a Key Service Centre in the Greater Norwich Local Plan. Local services within Hingham include a primary school, GP practice, community buildings, employment opportunities and a food shop. Hingham is well served by public transport, connecting to Wymondham and Norwich.</p> <p>At the base date of the plan there are no carried forward residential allocations in Hingham and 16 dwellings with planning permission on smaller sites.</p> <p>The 'Towards a Strategy' document identifies that 400-600 dwellings in total should be provided between all the Key Service Centres over the lifetime of the plan. This site assessment booklet looks in detail at the sites promoted in Hingham to determine which are the most suitable to contribute towards the overall allocation figure for the Key Service Centres.</p>

## **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)**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Hingham</b>			
Land west of Attleborough Road	GNLP0273	1.33	Residential (unspecified number)
Land opposite Hingham Sports Centre, Watton Road	GNLP0298	1.87	Approx. 50-100 dwellings
Land south of Norwich Road, north of Seamere Road	GNLP0310	5.65	Approx. 172 dwellings
Land south of Watton Road	GNLP0335	5.81	Approx. 100-200 dwellings
Land west of Attleborough Road	GNLP0395	3.99	Approx. 200 dwellings
Land west of Springfield Way	GNLP0501	1.32	Approx. 41 dwellings, with associated new public open space
Land west of Springfield Way	GNLP0502	3.86	Approx. 91 dwellings, with associated new public open space
Land north of Springfield Way and west of Dereham Road	GNLP0503	13.06	Approx. 300 dwellings, with

			associated new public open space
Land to the south of Norwich Road	GNL0520	13.11	Approx. 250-300 dwellings
Swan Field, Hardingham Road	GNL0544R	2.96	Up to 96 dwellings
<b>Total area of land</b>		<b>52.96</b>	

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

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Hingham</b>			
North of Low Road	GNLPSL2002	0.09	Settlement Boundary

(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**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
None			

(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														
	<b>Hingham</b>													
GNLP0273	Amber	Amber	Amber	Green	Green	Green	Green	Amber	Amber	Amber	Amber	Green	Amber	Amber
GNLP0298	Amber	Green	Amber	Green	Green	Green	Green	Amber	Green	Amber	Green	Green	Amber	Green
GNLP0310	Green	Amber	Amber	Green	Green	Green	Green	Amber	Amber	Amber	Amber	Green	Amber	Amber
GNLP0335	Amber	Green	Amber	Green	Green	Green	Green	Amber	Amber	Amber	Green	Green	Amber	Green
GNLP0395	Amber	Green	Amber	Green	Green	Green	Green	Amber	Red	Amber	Red	Green	Red	Amber
GNLP0501	Amber	Green	Amber	Green	Green	Green	Green	Green	Amber	Amber	Green	Green	Amber	Green
GNLP0502	Amber	Green	Amber	Green	Green	Green	Green	Green	Amber	Green	Green	Green	Amber	Green
GNLP0503	Amber	Green	Amber	Green	Green	Green	Green	Green	Amber	Amber	Green	Green	Amber	Green
GNLP0520	Amber	Green	Amber	Green	Green	Green	Green	Green	Amber	Amber	Amber	Green	Amber	Amber
GNLP0544R	Amber	Green	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green	Amber	Green

## **STAGE 3 – SUMMARY OF CONSULTATION COMMENTS**

<b>Site Reference</b>	<b>Comments</b>
<b>Hingham</b>	
GNLP0273	<p><b>General comments</b> One objection raised concerns regarding the distance the site is from the town with no safe pedestrian access. Effects this site would have on wildlife and the environment and destroy the landscape.</p>
GNLP0298	<p><b>General comments</b> One objection raised concerns regarding traffic congestion, access and the impacts on the wildlife and the environment. Services are already overstretched while drainage remains a problem.</p> <p><b>Hingham Town Council comments</b> There would considerable issues regarding safe walking routes including controlled crossings along the B1108. These safety issues would also arise if housing were to be built on sites GNLP0298 and GNLP0335. There are already concerns being raised by residents living in Rectory Gardens about the lack of safe walking and crossing of the B1108 and more houses would magnify these concerns.</p>
GNLP0310	<p><b>General comments</b> Objections raised concerns regarding flooding, conservation and safety grounds as well as the distance between the site and the town centre and its amenities. Other issues include spoiling the aesthetics and character of the town and flood risk.</p> <p><b>Hingham Town Council comments</b> The most recent housing development in Hingham, 'The Hops', which is still under construction, has added considerable extra load on the drainage system especially after heavy rain and any additional housing in GNLP0520 and GNLP0310 would only exacerbate this problem.</p> <p>Again, with the above suggested sites there would considerable issues regarding safe walking routes including controlled crossings along the B1108. These safety issues would also arise if housing were to be built on sites GNLP0298 and GNLP0335. There are already concerns being raised by residents living in Rectory Gardens about the lack of safe walking and crossing of the B1108 and more houses would magnify these concerns.</p>

GNLP0335	<p><b>General comments</b>  Objections raised concerns regarding loss of agricultural land, expansion of town and impacts on wildlife, rural character and the environment.</p> <p><b>Hingham Town Council comments</b>  There would considerable issues regarding safe walking routes including controlled crossings along the B1108. These safety issues would also arise if housing were to be built on sites GNLP0298 and GNLP0335. There are already concerns being raised by residents living in Rectory Gardens about the lack of safe walking and crossing of the B1108 and more houses would magnify these concerns.</p>
GNLP0395	<p><b>General comments</b>  Objections raised concerns regarding over development of prime agricultural / greenbelt land. Other issues include access and the impacts on the historic environment of the town. Infrastructure is already stretched, and concerns raised over water and drainage.</p> <p><b>Hingham Town Council comments</b>  The land available in Hingham Cemetery for burials may run out during the lifetime of the next local plan. It is therefore proposed that all that area of land directly to the north of Hingham Cemetery, on the Attleborough Road, including site GNLP0395 should be allocated as land for an extension to the current cemetery and not for housing. This site could also include the provision of a car park to be used in conjunction with the cemetery, for users of the Church, Hingham residents/workers and visitors to the town. Part of this area could also be turned into small nature area that would enhance the biodiversity in the Town.</p>
GNLP0501	<p><b>General comments</b>  One objection raised concerns regarding green belt farm land being built on, access on road B1108 as it has a blind corner and speed limits are not adhered. Other issues include traffic congestion, extra burden on services and impacts on wildlife and the environment.</p> <p>One comment raised in support of site.  As identified within the previous Local Plan Consultation, the sites lie in a wholly sustainable location on the north-western edge of Hingham, close to the main western radial route into the village centre, where public transport services are available.  In view of the above sustainability credentials, Hopkins Homes considers that these sites should therefore be allocated for residential development within the forthcoming Draft Local Plan</p>

	<p><b>Hingham Town Council comments</b></p> <p>The recommendation of the National Playing Field Association (NPFA) is that there should be a minimum standard for 'outdoor playing space' of 2.4 hectares per 1,000 population, of which 3 acres per 1000 population should be for pitch sports.</p> <p>While there are a few other play areas, for children, in Hingham, the only sports' pitches in the town are those located on the playing field on Watton Road. The present field does not currently meet the minimum standard as regards size as recommended by the NPFA and is not sufficient for the current population let alone any future increase. So, it is proposed that an area of land directly to the North of the current playing field on Watton Road including sites GNLP 0502 and GNLP 0501 should be allocated for the future extension of the current playing field and a larger car park, and not allocated for the provision of housing.</p>
GNLP0502	<p><b>General comments</b></p> <p>One comment submitted in support of site. Full assessment submitted. As identified within the previous local plan consultation, the sites lie in a wholly sustainable location on the north-western edge of Hingham, close to the main western radial route into the village centre, where public transport services are available.</p> <p>Objections raised concerns regarding suitable access, traffic congestion, road safety, impacts on wildlife and their habitats and sufficient parking. The area is a greenfield site with diverse range of wildlife close to a SSSI.</p> <p><b>Hingham Town Council comments</b></p> <p>The recommendation of the National Playing Field Association (NPFA) is that there should be a minimum standard for 'outdoor playing space' of 2.4 hectares per 1,000 population, of which 3 acres per 1000 population should be for pitch sports.</p> <p>While there are a few other play areas, for children, in Hingham, the only sports' pitches in the town are those located on the playing field on Watton Road. It is clear that the present field does not currently meet the minimum standard as regards size as recommended by the NPFA and is not sufficient for the current population let alone any future increase. So it is proposed that an area of land directly to the north of the current playing field on Watton Road including sites GNLP 0502 and GNLP 0501 should be allocated for the future extension of the current playing field and a larger car park, and not allocated for the provision of housing.</p>
GNLP0503	<p><b>General comments:</b></p> <p>Objections raised concerns regarding the scale of development in a conservation area changing the character forever. Other issues</p>

	include parking and the site is greenfield with a diverse range of wildlife close to a SSSI.
GNLP0520	<p><b>General comments</b>  Objections raised concerns regarding effects on the landscape, unsuitable location, interrupting the view over the Seamere river valley and scale of development in a conservation area. Other concerns include flooding and traffic safety.</p> <p>One comment submitted in support of site. As set out in the full representation and supporting technical, the site is suitable, available, achievable and viable and is therefore deliverable. It represents a sustainable location for development and is capable of delivering a modest quantum of development. Technical evidence has been prepared to demonstrate that there are no constraints to delivery.</p> <p><b>Hingham Town Council comments</b>  The most recent housing development in Hingham, 'The Hops', which is still under construction, has added considerable extra load on the drainage system especially after heavy rain and any additional housing in GNLP0520 and GNLP0310 would only exacerbate this problem.</p> <p>Again with the above suggested sites there would considerable issues regarding safe walking routes including controlled crossings along the B1108. These safety issues would also arise if housing were to be built on sites GNLP0298 and GNLP0335. There are already concerns being raised by residents living in Rectory Gardens about the lack of safe walking and crossing of the B1108 and more houses would magnify these concerns.</p>
GNLP0544R	<p><b>General comments</b>  One objection raised concerns regarding overdevelopment of the village, no infrastructure to support such a development, unsuitable roads, road safety, lack of services and the village already has sewage issues.</p> <p><b>Hingham Town Council comments</b>  The town council consider the site location as unsuitable. The land is located off a narrow road (with bends and poor visibility) which the infrastructure would not be suitable to sustain the additional traffic created by a development, one of the proposed size - the road would also not be suitable to sustain the nature of the traffic during development/building. The additional traffic also would give rise to road safety concerns, being near the primary school and doctors surgery, an area already congested during school drop off and pick up times.</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.**

There are ten sites of 0.5 hectares or more put forward in Hingham totalling 52.96ha.

Taking account of the comments received through previous public consultations, existing commitment, achieving safe access to school, and the constraints set out in the HEELA including those highlighted below, the following sites are considered to be reasonable alternatives worthy of further investigation regarding their potential for allocation:

### **GNLP0298**

This site is located to the west of the settlement adjacent to the current settlement boundary and opposite the sports hall. Development here would extend the settlement further west along the B1108 and access would need to be taken on to this road. A very small part of the south west corner is covered by surface water flood risk but this is unlikely to affect the developable area. The site is considered to be a reasonable alternative as there is a pedestrian route to Hingham Primary School although this would require crossing the B1108 to get to the existing footway and some maintenance may be needed.

### **GNLP0310**

This site is located to the east of the settlement on B1108 Norwich Road, opposite Hingham Industrial Estate which is within the existing settlement boundary. On the south side of the B1108 the site is separated from existing development (allocation



HIN1) by site GNLP0520 so it would probably not be suitable for development unless site 0520 was also allocated. There is a very small area of surface water flood risk on the eastern boundary of the site which would be unlikely to affect the developable area. The north east corner of the site is in Grade 2 Agricultural land and the southern part of the site is near to a listed building. There is no footway until Ironside Way but there is potential that an extension to the current footway could be provided through development. The site (particularly the northern most part) is considered as a reasonable alternative but only if adjacent site GNLP0520 were considered suitable for allocation, either wholly or in part.

#### GNLP0335

This site is located to the west of the settlement behind site GNLP0298, adjacent to the current settlement boundary at its eastern edge. A very small part of the site to the west is subject to surface water flood risk but this is unlikely to affect the developable area. A pedestrian route to Hingham Primary School could be provided (potentially through Rectory Gardens) but children would have to cross the B1108 to access the existing footway. Access is shown from the Watton Road but it may be that the site would rely on vehicular access through either 0298 or 0395 to be an acceptable form of development. The site is considered to be a reasonable alternative but would make an odd, backland form of development without the allocation of site GNLP0298.

#### GNLP0395

This site is located to the south of the settlement off the Attleborough Road, adjacent to the existing settlement boundary. A section of the site to the east is at risk of surface water flooring. The north eastern part of the site is adjacent to the conservation area and a number of listed buildings, including the Grade I St Andrews Church. The site is also adjacent to a large area of trees with TPOs. Hingham Town Council would favour this site as a cemetery extension, car park and nature reserve rather than being used for housing. There is a continuous footpath route to Hingham Primary School although some sections may need maintenance and widening. The site is considered to be a reasonable alternative as a smaller part could be acceptable for residential allocation, if careful consideration is given to design. Allocation of part of this site could facilitate site 0335 to come forward.

#### GNLP0501, GNLP0502 and GNLP0503

These sites are assessed together as they are put forward by the same promoter, all sites are located to the north west of the settlement near to Hall Farm, the existing sports hall and adjacent to the existing settlement boundary. All three sites have some small areas of surface water flood risk, which are unlikely to significantly affect the developable area. Hingham Town Council would like to see the area directly to the north of the current recreation ground allocated as an extension to the playing field. The site promoter suggests that access to 0501 and 0502 would be off Springfield Way and site 0503 either from Springfield Way or Dereham Road. There is a safe pedestrian route to Hingham Primary School from Springfield Way. If pedestrian access were taken from Dereham Road then a short section of footway would need to be provided, which may be possible as there are currently wide verges on the west side of Dereham Road. All three sites are considered to be

reasonable alternatives recognising that only parts of each site may be suitable for allocation. As all three sites are put forward by the same promoter different site boundaries could be considered to deliver the best form of development.

#### GMLP0520

This site is located to the east of the settlement on B1108 Norwich Road, it is opposite Hingham Industrial Estate and adjacent to the settlement boundary and current allocation HIN 1 which has now been developed. Approximately a quarter of the site is subject to surface water flood risk which is likely to affect the developable area and in particular may preclude housing on the southern part of the site. The southern part of the site is close to listed buildings so there may be historic environment impacts. There is a band of TPO trees along the frontage with Norwich Road which may affect access into the site and another area of TPO's to the south west, which would be likely to preclude access onto Seamere Road. A continuous footpath route to Hingham Primary School currently exists from the Norwich Road side of the site, although children would have to cross the B1108 to access it. The site is considered to be a reasonable alternative, recognising that only part of the site may be suitable for allocation due to the constraints identified.

#### GMLP0544R

This site is located to the north east of the settlement off Hardingham Road and adjacent to the existing settlement boundary. The site seems to include a band of established trees, a very small section of surface water flood risk and there appears to be two ponds. Hardingham Road is narrow with bends so highway advice would be needed regarding the feasibility of vehicular access. The promoter suggests that pedestrian access could be achieved by using what seems to be a private gated track to the south west corner of the site. Hardingham Road then has a footway from this track towards to the school. The site is considered to be a reasonable alternative subject to further highway advice regarding access.

#### **The following site is not considered to be a reasonable alternative:**

#### GMLP0273

This site is not considered to be a reasonable alternative as it is located some way from the existing settlement boundary and has no safe route to Hingham Primary School. Development here would be out of keeping with the form and character of Hingham.

**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.

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Hingham</b>			
Land opposite Hingham Sports Centre, Watton Road	GNLP0298	1.87	Approx. 50-100 dwellings
Land south of Norwich Road, north of Seamere Road	GNLP0310	5.65	Approx. 172 dwellings
Land south of Watton Road	GNLP0335	5.81	Approx. 100-200 dwellings
Land west of Attleborough Road	GNLP0395	3.99	Approx. 200 dwellings
Land west of Springfield Way	GNLP0501	1.32	Approx. 41 dwellings, with associated new public open space
Land west of Springfield Way	GNLP0502	3.86	Approx. 91 dwellings, with associated new public open space
Land north of Springfield Way and west of Dereham Road	GNLP0503	13.06	Approx. 300 dwellings, with associated new public open space
Land to the south of Norwich Road	GNLP0520	13.11	Approx. 250-300 dwellings
Swan Field, Hardingham Road	GNLP0544R	2.96	Up to 96 dwellings
<b>Total area of land</b>		<b>51.63</b>	

**STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES**

<b>Site Reference:</b>	GNLP0298
<b>Address:</b>	Land opposite Hingham Sports Centre, Watton Road
<b>Proposal:</b>	Residential development of approx. 50-100 dwellings

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agriculture	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<b>Amber Constraints in HELAA</b> Access, Utilities Capacity, Significant Landscapes, Biodiversity & Geodiversity and Transport & Roads.
<b>HELAA Conclusion</b> This site has good accessibility to services but development here would extend the settlement further into the countryside. Initial highway evidence has indicated that the local road network is unsuitable in terms of either road capacity or lack of footpath provision and there may be potential access constraints, however it may be possible to mitigate these issues. The site is at low risk of flooding but enhancement to the Water Recycling Centre and sewerage infrastructure upgrades may be required. The site is within 3,000m buffer zone to SSSI so any potential impact would need to be mitigated. There are a number of constraints but the site is considered suitable for the land availability assessment

<b>FURTHER COMMENTS</b>
<b>Highways</b> No. Footway link from site to Hingham centre not achievable.
<b>Development Management</b> This site is not suitable considered suitable for allocation of the scale of the scale proposed. Even limited frontage development constrained by issues of access and safe crossing and landscape impact.
<b>Minerals &amp; Waste</b> No safeguarded mineral resources
<b>Lead Local Flood Authority</b> Few or no constraints - standard information required at a planning stage.

<b>PLANNING HISTORY:</b>
2018/2530 For 10 dwellings (withdrawn); 2019/0827 for 5 bungalows (pending)

<b>BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION</b>
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|---|
| <ul style="list-style-type: none"><li>• Preliminary site plan</li></ul> |
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<b>Site Reference:</b>	GNLP0310
<b>Address:</b>	Land south of Norwich Road, north of Seamere Road
<b>Proposal:</b>	Residential development of approx. 172 dwellings

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b>  Accessibility to services, Utilities Capacity, Significant Landscapes, Townscapes, Biodiversity &amp; Geodiversity, Historic Environment, Transport &amp; Roads and Compatibility with Neighbouring Uses.</p>
<p><b>HELAA Conclusion</b>  This site is remote from the village and development here may be unsympathetic to the character of the area. Initial highway evidence has indicated that subject to suitable footpath provision the potential impact on the function of local roads could be reasonably mitigated. There are potential access constraints but it may be possible to mitigate these through development. The site is at low risk of flooding but enhancement to the water recycling centre and sewerage infrastructure upgrades may be required. Off site mains reinforcement may be required to upgrade the water supply and as the site is approximately 500m from the sewage works the cordon sanitaire may apply. The site is within 3,000m buffer zone to SSSI so any potential impact would need to be mitigated. There are a number of constraints but the site is considered suitable for the land availability assessment.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b>  No. Challenging horizontal alignment, forward visibility concern, unlikely vehicular access could be provided without safety concern.</p> <p><b>Development Management</b>  This site is not considered suitable for allocation due to flood risk and heritage constraints, separation from existing settlement and resulting landscape impact.</p> <p><b>Minerals &amp; Waste</b>  No safeguarded mineral resources</p> <p><b>Lead Local Flood Authority</b>  Few or no constraints - standard information required at a planning stage. No SW sewer visible on mapping if infiltration unsuitable</p>

<b>PLANNING HISTORY:</b>
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None
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<b>BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION</b>
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No additional documents submitted to support this proposal.
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<b>Site Reference:</b>	GNLP0335
<b>Address:</b>	Land off Watton Road
<b>Proposal:</b>	Residential development of approx. 100-200. dwellings

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b> Access, Utilities Capacity, Significant Landscapes, Townscapes, Biodiversity &amp; Geodiversity and Transport &amp; Roads.</p>
<p><b>HELAA Conclusion</b> The site appears to be landlocked behind existing properties, although access could potentially be achieved through neighbouring sites 0298 or 0395. Initial highway evidence has indicated that the local road network is unsuitable in terms of road capacity or lack of footpath provision. The site is at low risk of flooding but enhancement to the Water Recycling Centre and sewerage infrastructure upgrades may be required. The site is within 3,000m buffer zone to SSSI, within 400m of listed buildings and adjacent to the Conservation Area so any potential impact would need to be mitigated. There are a number of constraints but subject to the site coming forward with neighbouring sites it is considered suitable for the land availability assessment.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b> No. No feasible access to highway.</p> <p><b>Development Management</b> Not considered suitable due to impacts on form and character, landscape and ability to provide satisfactory access and safe crossing.</p> <p><b>Minerals &amp; Waste</b> No safeguarded mineral resources</p> <p><b>Lead Local Flood Authority</b> Few or no constraints - standard information required at a planning stage</p>

<b>PLANNING HISTORY:</b>
See 0298 - applications on adjacent site



<b>BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION</b>
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No additional documents submitted to support this proposal.
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<b>Site Reference:</b>	GNLP0395
<b>Address:</b>	Land at Hingham, Attleborough
<b>Proposal:</b>	Residential development of approx. 200 dwellings

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b> Access, Utilities Capacity, Significant Landscapes, Biodiversity &amp; Geodiversity and Compatibility with Neighbouring Uses.</p> <p><b>Red Constraints in HELAA</b> Townscapes, Historic Environment and Transport &amp; Roads.</p>
<p><b>HELAA Conclusion</b> This site is adjacent to the built-up area with good accessibility to services. Initial highway evidence has indicated that the local road network is unsuitable in terms of road capacity or lack of footpath provision. The site is accessed down a narrow road and the presence of former rectory walls may impede mitigation but this would need further investigation. There are potential access constraints to the site but these could be overcome by development. The site is at low risk of flooding but enhancement to the Water Recycling Centre and sewerage infrastructure upgrades may be required. The site is within 3,000 m buffer to SSSI and there are significant townscape and historic environment constraints, which it may be difficult to mitigate. The site is adjacent to the conservation area and a large area associated with TPO's. The site forms part of the historic core with a high concentration of listed buildings and St Andrews Church (Grade I listed) is located to the north. The constraints identified are significant and difficult to mitigate so the site is concluded as unsuitable for the land availability assessment.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b> No. Attleborough Rd constrained with narrow footways, no scope for improvement, not suitable for intensification of use.</p> <p><b>Development Management</b> Not considered suitable for allocation due to impact on landscape and heritage assets.</p> <p><b>Minerals &amp; Waste</b> No safeguarded mineral resources</p> <p><b>Lead Local Flood Authority</b></p>

Few or no constraints - standard information required at a planning stage. No SW sewer visible on mapping if infiltration unsuitable

**PLANNING HISTORY:**

No relevant history.

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

No additional documents submitted to support this proposal.

<b>Site Reference:</b>	GNLP0501
<b>Address:</b>	Land West of Springfield Way, Hingham
<b>Proposal:</b>	Residential development of approx. 41 dwellings, with associated new public open space.

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b> Access, Utilities Capacity, Townscapes, Biodiversity &amp; Geodiversity and Transport &amp; Roads.</p>
<p><b>HELAA Conclusion</b> This site is adjacent to the built up area with good accessibility to services. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Access is indicated via Springfield Way but this would need further investigation. Subject to suitable footpath provision it is likely that any potential impact on the functioning of local roads could be reasonably mitigated but the site would probably need to come forward with adjacent land to be acceptable. The site is at low risk of flooding but enhancement to the water recycling centre and sewerage infrastructure upgrades may be required. The site is within 3,000m buffer to SSSI so any potential impact would need to be mitigated. There are no significant townscape or historic environment concerns. There are a number of constraints but the site is considered suitable for the land availability assessment.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b> No. No access</p>
<p><b>Development Management</b> Considered suitable for allocation for up to 30 dwellings subject to satisfactory access and footpath provision and assessment of impact on local highway network</p>
<p><b>Minerals &amp; Waste</b> No safeguarded mineral resources</p>
<p><b>Lead Local Flood Authority</b> Few or no constraints - standard information required at a planning stage</p>

<b>PLANNING HISTORY:</b>
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No relevant history
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<b>BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION</b>
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- |   |
|---|
| <ul style="list-style-type: none"><li>• Site Location Plan</li><li>• Development Framework Plan</li></ul> |
|---|

<b>Site Reference:</b>	GNLP0502
<b>Address:</b>	Land West of Springfield Way and West of Dereham
<b>Proposal:</b>	Residential development of approx. 300 dwellings, with associated new public open space

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b> Access, Utilities Capacity, Townscapes, Biodiversity and Geodiversity and Transport &amp; Roads.</p>
<p><b>HELAA Conclusion</b> This site is adjacent to the built up area with good accessibility to services. Initial highway evidence has indicated that there are potential access constraints but these could be overcome through development. Access is indicated via Springfield Way but this would need further investigation. Subject to suitable footpath provision it is likely that any potential impact on the functioning of local roads could be reasonably mitigated. The site is at low risk of flooding although a small area to the far north west is at medium risk of surface water flooding. Enhancements to the water recycling centre, sewerage infrastructure upgrades and off-site mains reinforcement may be required. The site is within 3,000m buffer to SSSI so any potential impact would need to be mitigated but there are no significant townscape or historic environment concerns. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b> No. No access</p>
<p><b>Development Management</b> This site not considered suitable for allocation. Site constrained by flood risk. Separated from settlement so development would encroach into open countryside and harm existing form and character. Access to highway network would rely on adjacent sites.</p>
<p><b>Minerals &amp; Waste</b> No safeguarded mineral resources</p>
<p><b>Lead Local Flood Authority</b> Few or no constraints - standard information required at a planning stage</p>

<b>PLANNING HISTORY:</b>
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No relevant history
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<b>BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION</b>
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- |   |
|---|
| <ul style="list-style-type: none"><li>• Site Location Plan</li><li>• Development Framework Plan</li></ul> |
|---|

<b>Site Reference:</b>	GNLP0503
<b>Address:</b>	Land West of Springfield Way and West of Dereham
<b>Proposal:</b>	Residential development of approx. 300 dwellings, with associated new public open space.

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b> Access, Utilities Capacity, Townscapes, Biodiversity &amp; Geodiversity and Transport &amp; Roads.</p>
<p><b>HELAA Conclusion</b> This site is adjacent to the built up area with good accessibility to services. Initial highway evidence has indicated that there are potential access constraints but these could be overcome through development. Access is indicated via Springfield Way but this would need further investigation. Subject to suitable footpath provision it is likely that any potential impact on the functioning of local roads could be reasonably mitigated. The site is at low risk of flooding although a small area to the far north west is at medium risk of surface water flooding. Enhancements to the water recycling centre, sewerage infrastructure upgrades and off-site mains reinforcement may be required. The site is within 3,000m buffer to SSSI so any potential impact would need to be mitigated but there are no significant townscape or historic environment concerns. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b> Yes. Subject to a maximum of 20 dwellings, provision of a safe access and continuous footway at the west side of Dereham Road from the site access to Pottles Alley. 30mph speed limit extension required to include site frontage. Minor carriageway widening may also be required.</p>
<p><b>Development Management</b> This site considered suitable for allocation of southern section only (N of Primrose Rd) for up to 20 dwellings subject to satisfactory access to onto Dereham Road and connection to existing footpaths</p>
<p><b>Minerals &amp; Waste</b> No safeguarded mineral resources</p>



**Lead Local Flood Authority**

Few or no constraints - standard information required at a planning stage if connection to watercourse possible

**PLANNING HISTORY:**

No relevant history

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

- Site Location Plan
- Development Framework Plan

<b>Site Reference:</b>	GNLP0520
<b>Address:</b>	Land to the south of Norwich Road
<b>Proposal:</b>	Residential development of approx. 250 to 300 dwellings

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural	Greenfield

### CONSTRAINTS IDENTIFIED IN THE HELAA

#### Amber Constraints in HELAA

Access, Utilities Capacity, Townscapes, Biodiversity & Geodiversity, Historic Environment, Transport & Roads and Compatibility with Neighbouring Uses.

#### HELAA Conclusion

This site fronts onto the B1108, adjacent to current Local Plan allocation HIN1, which is now being built. Initial highway evidence has indicated that there are potential access constraints but these could be overcome through development. Subject to suitable footpath provision it is likely that any potential impact on the functioning of local roads could be reasonably mitigated. The site is at low risk of flooding although some areas are susceptible to surface water flooding. Enhancement to the water recycling centre, sewerage infrastructure upgrades and off-site mains reinforcement may be needed and mitigation may be required due to the site's location within a cordon sanitaire. The site is within 3,000m buffer to SSSI and there may be townscape and historic environment concerns due to its edge of village location and proximity to listed buildings to the south which would need to be mitigated. There are a number of constraints but the site is considered suitable for the land availability assessment.

### FURTHER COMMENTS

#### Highways

No. Not feasible to achieve safe access due to presence of TPO protected trees. Comments revisited: The ability to provide access visibility splays is limited by the presence of TPO protected trees at the site frontage.

There is concern about vehicle speeds at the B1108 in vicinity of the site, it is thought that compliance with the 30mph speed limit is not particularly good. Pushing those speeds down is key to achieving technically compliant visibility splays and therefore acceptability of the development. One of the key tools in reducing speeds is to provide visible clues to drivers that the environment is changing from rural to a built area.

Allocation of GNLP0520 will be acceptable subject to:

- Provision of access with visibility splays of minimum dimensions of 2.4m x 90m including hedge removal and if required lowering of the verge, as indicatively shown on drawing number 48851-PP-SK11 Rev A.

- Removal of all frontage hedge, along with design of the development to present built environment to users of the B1108.
- Layout of the development to create an active frontage at the B1108, including access(es)/private drives towards the eastern side of the site, incorporating visibility splays as required and to the satisfaction of the highway authority.
- Provision of footways at the site frontage, along with a pedestrian crossing refuge in vicinity of Ironside Way.
- Consideration should also be given to connectivity with PROW Hingham FP9 and also the development to the west of the proposed site.

**Development Management**

Part of this site (in line with southern boundary of The Hops) considered suitable for allocation for up to 80 dwellings subject to satisfactory access, safe crossing, boundary screening and retention of TPOs. Southern part of site not considered suitable due to heritage and flood risk constraints.

**Minerals & Waste**

No safeguarded mineral resources

**Lead Local Flood Authority**

Mitigation required for heavy constraints - significant information required at a planning stage if connecting to pond/ditch in south west corner of site. Flood risk and reports of flooding south and west site.

**PLANNING HISTORY:**

None

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

- Concept Masterplan
- Concept Masterplan – village context
- Phasing Plans
- Utilities Report
- Drainage Report
- Highways Report
- Preliminary Ecological Appraisal

<b>Site Reference:</b>	GNLP0544R
<b>Address:</b>	Swan Field, Hardingham Road
<b>Proposal:</b>	Residential development up to 96 dwellings @ 30 per hectare

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Eastern part is in agricultural use, mainly growing arable crops on rotation. The western part is vacant.	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<b>Amber Constraints in HELAA</b> Access, Utilities Capacity and Transport & Roads
<b>HELAA Conclusion</b> This is a 3.8 ha site on the eastern side of Hingham on the north side of the Hardingham Road. The revised site boundary has been extended to the west, increasing the total site area from 2.98 ha to 3.8 ha, whilst the amount of residential development remains at up to 96 dwellings. This site has good accessibility to core services but Highways Authority evidence has indicated concern over the suitability of the local road network. The site is at low risk of flooding but enhancements to the water recycling centre, sewerage infrastructure upgrades and off-site mains reinforcement may be required. The site is within the 3,000m buffer to the Sea Mere SSSI so any potential impact would need to be mitigated but there are no significant landscape, townscape or historic environment concerns. A number of constraints are identified but the area of land additional to the original site 0544 is considered suitable for the land availability assessment, although the submission does not propose any increase in the number of dwellings.

<b>FURTHER CONSULTATION COMMENTS</b>
<b>Highways</b> No. Hardingham Road across the site frontage and the adjacent property (ie number 20) is approximately 4.0m – 4.5m wide. Additionally, whilst there is a narrow footpath west of 25 Hardingham Road, there is no facility from this point to the proposed development site. Due to the very narrow verges it would not appear to be possible to undertake suitable improvements. The narrowness of the carriageway and lack of continuous footpath is also compounded by the very poor forward visibility for vehicles travelling around the adjacent bend.
<b>Development Management comments</b>

This site not considered suitable for allocation due to highways constraints, lack of safe walking route, impact on landscape and form and character of settlement.

**Minerals & Waste**

No safeguarded mineral resources

**Lead Local Flood Authority**

Few or no constraints - standard information required at a planning stage. No watercourse or SW sewer visible on mapping if infiltration unsuitable

**PLANNING HISTORY:**

None

**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).**

Nine reasonable alternative sites have been identified in Hingham at stage 5 of this booklet. These sites were considered to be worthy of further investigation to look at their potential for allocation as the initial assessment did not flag up any major constraints that would preclude development. These sites have 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.

Hingham is a key service centre and the 'Towards a Strategy' document identifies a requirement for 400-600 dwellings across this sector of the hierarchy. Through further discussion, part of two sites have been identified as the most suitable to allocate for a total of 100 new homes.

Part of site GNLP0520 is preferred for 80 dwellings on a reduced boundary to avoid areas of surface water flood risk and historic environment impacts. The site is well located on the approach into the village adjacent to the existing allocated site. Highways support allocation subject to provision of adequate visibility splays and layout of the development to create an active frontage at B1108. Footways need to be provided at the site frontage, along with a pedestrian crossing refuge in the vicinity of Ironside Way. Consideration should also be given to connectivity with PROW Hingham F9.

Part of site GNLP0503 is preferred for 20 dwellings on a reduced boundary as in highways terms a development of up to 20 dwellings would be acceptable subject to provision of a safe access and a continuous footway at the west side of Dereham Road from the site access to Pottles Alley. A 30mph speed limit extension would be required to include the site frontage. Minor carriageway widening may also be required.

There are no reasonable alternative sites identified in Hingham.

Seven sites have been dismissed as unreasonable, for a range of reasons including difficulties achieving a suitable site access, a lack of road or footway capacity, or that development would have a detrimental impact on the townscape or character of Hingham. These sites are GNLP0273, GNLP0298, GNLP0310, GNLP0335, GNLP0395, GNLP0501, GNLP0502, GNLP0544R.

Therefore in conclusion two sites are identified as preferred options providing for at least 100 new homes in the key service centre (one for 80 homes, one for 20 homes). There are no carried forward residential allocations and a total of 16 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the key service centre of 116 homes between 2018 – 2038.

**Preferred Sites:**

<b>Address</b>	<b>Site Reference</b>	<b>Area (Ha)</b>	<b>Proposal</b>	<b>Reason for allocating</b>
<b>Hingham</b>				
Land to the south of Norwich Road	GNLP0520 (part)	6.92	80 dwellings	This site is proposed for allocation on a reduced boundary to avoid areas of surface water flood risk and historic environment impacts. The site is well located on the approach into the village adjacent to the existing allocated site. The allocation is subject to provision of adequate visibility splays and layout of the development to create an active frontage at B1108. Footways need to be provided at the site frontage, along with a pedestrian crossing refuge in the vicinity of Ironside Way. Consideration should also be given to connectivity with PROW Hingham F9.
Land north of Springfield Way and west of Dereham Road	GNLP0503 (part)	1.50	20 dwellings	This site is proposed for allocation on a reduced boundary. Development of up to 20 dwellings would be acceptable subject to provision of a safe access and a continuous footway at the west side of Dereham Road from the site access to Pottles Alley. A 30mph speed limit extension would be required to include the site frontage. Minor carriageway widening may also be required.

### Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
<b>Hingham</b>				
NO REASONABLE ALTERNATIVE SITES				

### Unreasonable Sites:

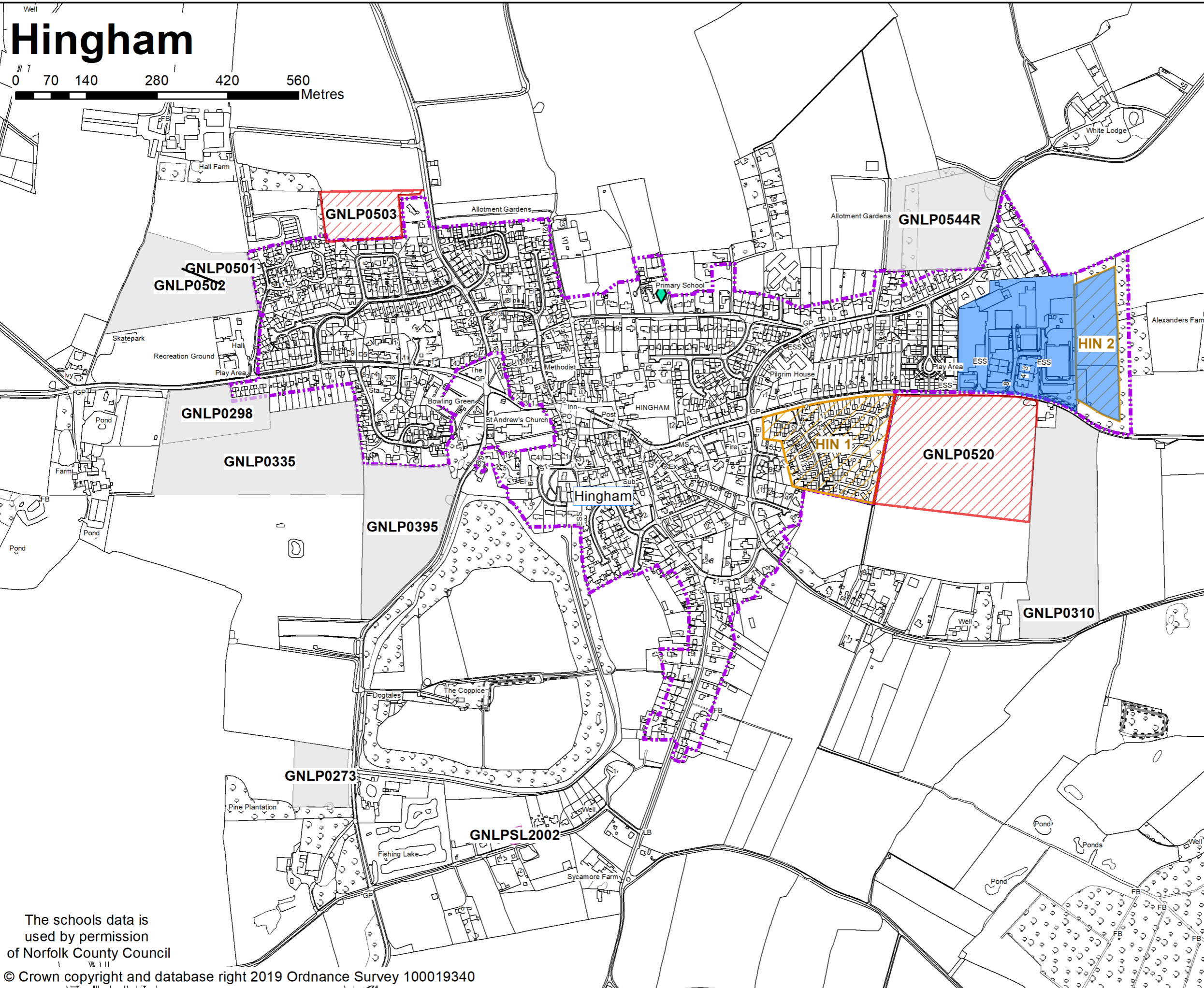
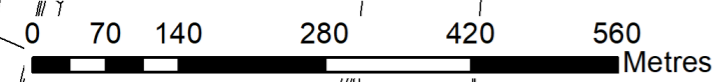
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<b>Hingham</b>				
Land west of Attleborough Road	GNLP0273	1.33	Residential (unspecified number)	This site is not considered to be suitable for allocation as it is located some way from the existing settlement limit with no safe walking route to the local primary school.
Land opposite Hingham Sports Centre, Watton Road	GNLP0298	1.87	Approx. 50-100 dwellings	This site is not considered to be suitable for allocation as development here would extend the settlement further west along the B1108. It is not possible to get an adequate footway link from the site into Hingham Town centre.
Land south of Norwich Road, north of Seamere Road	GNLP0310	5.65	Approx. 172 dwellings	This site is not considered to be suitable for allocation at the current time as it would need to be developed in conjunction with, or following site GNLP0520 otherwise development would be separate from the existing built form of the settlement. There are concerns about forward visibility; it is unlikely that adequate vehicular access could be provided without a safety concern.
Land south of Watton Road	GNLP0335	5.81	Approx. 100-200 dwellings	This site is not considered to be suitable for allocation as it would make an odd, backland form of



Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				development without the allocation of site GNLP0298, which is also considered to be unreasonable on highway grounds.
Land west of Attleborough Road	GNLP0395	3.99	Approx. 200 dwellings	This site is not considered to be suitable for allocation as Attleborough Road is considered too constrained and not suitable for intensification of use. The footways are narrow and there is no scope for improvement. Development of this site would also have landscape and heritage impacts.
Land west of Springfield Way	GNLP0501	1.32	Approx. 41 dwellings with associated new public open space	Despite a safe pedestrian route to the primary school, the site is not considered to be suitable for allocation due to the absence of an acceptable vehicular access on to Springfield Way.
Land west of Springfield Way	GNLP0502	3.86	Approx. 91 dwellings with associated new public open space	Despite a safe pedestrian route to the primary school, the site is not considered to be suitable for allocation due to the absence of an acceptable vehicular access on to Springfield Way. The site area is constrained by flood risk and development in this location would encroach into open countryside with a resulting impact on form and character.
Swan Field, Hardingham Road	GNLP0544R	2.96	Up to 96 dwellings	This site is not considered to be suitable for allocation due to highways constraints. The narrowness of the carriageway and the lack of a continuous footpath is

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				compounded by the very poor forward visibility for vehicles travelling around the adjacent bend on Hardingham Road.

# Hingham



## Greater Norwich Local Plan

### Promoted Sites by School Catchment Areas

-  Primary School
-  Primary School Catchment
-  Preferred Housing Allocation
-  Unreasonable Site
-  Small Site
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites
-  Existing Settlement Boundary
-  Parish Boundary

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