

Appendix H – Clayland Estates Ltd Proposed Modification to the GNLP Reg 19 Draft

Clayland Estates Ltd proposed the following modification to GNLP in relation to site allocations at Hingham to address the soundness issues of the current allocations.

- a) Deletion of the proposed allocation GNLP0520
- b) Either : Rewording of the policy requirements of proposed allocation GNLP 0503 to amend point 2. of that policy to read
Provision of a safe pedestrian link from the site to Pottles Alley by way of a combination of additional footpath on the west side of Dereham Road and a pedestrian refuge crossing with appropriate road width improvements.
Or : if GNLP 0503 is not available for delivery because of its withdrawal by the owner from consideration, then deletion of policy GNLP 0503 and the associated allocation.

Addition of the following policy

Policy GNLP 0298/0335

Land south of Watton Road, Hingham is allocated for residential development. This will accommodate approximately 80 dwellings.

More homes and / or a care home may be accommodated subject to an acceptable design and layout being achieved, and the necessary infrastructure being provided.

The development is expected to address the following specific matters.

- i) *A phasing plan to provide delivery over the first 5- 10 years of the plan period at a rate of development that the village infrastructure can assimilate.*
- ii) *Allocation to be in conjunction with an appropriate pedestrian crossing refuge from the eastern side of the site access to the footway on the northern side of Watton Road, and appropriate enhancement of footways crossing points on the pedestrian routes to the Town Centre facilities and School.*
- iii) *Allocation to include approximately 4 Ha land to the south, to be provided for Community Woodland Recreational Public Open space, with parking area, appropriate access links, and planted and laid out before occupation of the 30th dwelling, and appropriate management arrangements to ensure the long term maintenance and management of this area.*
- iv) *Promotion of a Traffic Regulation Order to extend the existing 30mph speed limit to the western end of the site frontage, with associated “Town Gate” feature to assist with speed compliance.*
- v) *Additional landscape planting to the western boundary to form an enhanced soft screened approach to Hingham.*
- vi) *Design and Layout to provide a range of property types including single storey dwellings and self/custom build homes in accordance with GNLP Policy 5.*

Location plan on following page



Scale 1:250

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PRELIMINARY
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 Project: Development with New Community Woodland
 Location: Lynford, Norfolk
 Date: 08/2023

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