

Settlement Name:	Hingham
Settlement Hierarchy:	<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>Early work in 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>

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
Hingham			
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	GNLP0520	13.11	Approx. 250-300 dwellings
Swan Field, Hardingham Road	GNLP0544R	2.96	Up to 96 dwellings
Total area of land		52.96	

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
Hingham			
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

Address	Site Reference	Area (ha)	Proposal
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														
Hingham														
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 COMMENTS FROM THE REGULATION 18 STAGE A & B CONSULTATIONS

Site Reference	Comments
Hingham	
GNLP0273	<p>General comments 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>General comments 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>Hingham Town Council comments 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>General comments 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>Hingham Town Council comments 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>General comments Objections raised concerns regarding loss of agricultural land, expansion of town and impacts on wildlife, rural character and the environment.</p> <p>Hingham Town Council comments 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>General comments 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>Hingham Town Council comments 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>General comments 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>Hingham Town Council comments</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>General comments</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>Hingham Town Council comments</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	General comments:

	<p>Objections raised concerns regarding the scale of development in a conservation area changing the character forever. Other issues include parking and the site is greenfield with a diverse range of wildlife close to a SSSI.</p>
GNLP0520	<p>General comments 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>Hingham Town Council comments 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>General comments 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>Hingham Town Council comments 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</p>

	school and doctors surgery, an area already congested during school drop off and pick up times.
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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.

GNLP0520

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.

GNLP0544R

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:

GNLP0273

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.

Address	Site Reference	Area (ha)	Proposal
Hingham			
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
Total area of land		51.63	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

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

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agriculture	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Significant Landscapes, Biodiversity & Geodiversity and Transport & Roads.</p>
<p>HELAA Conclusion 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</p>

FURTHER COMMENTS
<p>Highways No. Footway link from site to Hingham centre not achievable.</p> <p>Development Management 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.</p> <p>Minerals & Waste No safeguarded mineral resources</p> <p>Lead Local Flood Authority Few or no constraints - standard information required at a planning stage.</p>

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

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

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Accessibility to services, Utilities Capacity, Significant Landscapes, Townscapes, Biodiversity & Geodiversity, Historic Environment, Transport & Roads and Compatibility with Neighbouring Uses.</p>
<p>HELAA Conclusion 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>

FURTHER COMMENTS
<p>Highways No. Challenging horizontal alignment, forward visibility concern, unlikely vehicular access could be provided without safety concern.</p> <p>Development Management 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>Minerals & Waste No safeguarded mineral resources</p> <p>Lead Local Flood Authority Few or no constraints - standard information required at a planning stage. No SW sewer visible on mapping if infiltration unsuitable</p>

PLANNING HISTORY:

None

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional documents submitted to support this proposal.

Site Reference:	GNLP0335
Address:	Land off Watton Road
Proposal:	Residential development of approx. 100-200. dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Significant Landscapes, Townscapes, Biodiversity & Geodiversity and Transport & Roads.</p>
<p>HELAA Conclusion 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>

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

PLANNING HISTORY:
See 0298 - applications on adjacent site

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional documents submitted to support this proposal.

Site Reference:	GNLP0395
Address:	Land at Hingham, Attleborough
Proposal:	Residential development of approx. 200 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Significant Landscapes, Biodiversity & Geodiversity and Compatibility with Neighbouring Uses.</p> <p>Red Constraints in HELAA Townscapes, Historic Environment and Transport & Roads.</p>
<p>HELAA Conclusion 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>

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

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

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Townscapes, Biodiversity & Geodiversity and Transport & Roads.</p>
<p>HELAA Conclusion 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>

FURTHER COMMENTS
<p>Highways No. No access</p>
<p>Development Management 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>Minerals & Waste No safeguarded mineral resources</p>
<p>Lead Local Flood Authority Few or no constraints - standard information required at a planning stage</p>

PLANNING HISTORY:

No relevant history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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| <ul style="list-style-type: none">• Site Location Plan• Development Framework Plan |
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Site Reference:	GNLP0502
Address:	Land West of Springfield Way and West of Dereham
Proposal:	Residential development of approx. 300 dwellings, with associated new public open space

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Townscapes, Biodiversity and Geodiversity and Transport & Roads.</p>
<p>HELAA Conclusion 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>

FURTHER COMMENTS
<p>Highways No. No access</p>
<p>Development Management 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>Minerals & Waste No safeguarded mineral resources</p>
<p>Lead Local Flood Authority Few or no constraints - standard information required at a planning stage</p>

PLANNING HISTORY:

No relevant history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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- | |
|---|
| <ul style="list-style-type: none">• Site Location Plan• Development Framework Plan |
|---|

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

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Utilities Capacity, Townscapes, Biodiversity & Geodiversity and Transport & Roads.</p>
<p>HELAA Conclusion 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>

FURTHER COMMENTS
<p>Highways 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>Development Management 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>Minerals & Waste 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

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

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
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

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

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

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Utilities Capacity and Transport & Roads
HELAA Conclusion 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.

FURTHER CONSULTATION COMMENTS
Highways No. Hardingham Road across the site frontage and the adjacent property (i.e. 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.
Development Management comments

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) FOR REGULATION 18C DRAFT PLAN CONSULTATION.

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, past 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:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Hingham				
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)	1.5	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
Hingham				
NO REASONABLE ALTERNATIVE SITES				

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Hingham				
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.

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

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0503 Land north of Springfield Way and west of Dereham Road, Hingham (Preferred Site)
TOTAL NUMBER OF REPRESENTATIONS:	4 (5 but duplicate from PC)
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 2 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
Members of the public	Object	Pedestrian safety/footpath/ crossing	<ul style="list-style-type: none"> • Pedestrian safety 	The Highway Authority considers the footpath issues associated with this site are capable of mitigation.	None
Hingham Town Council Duplicated email and web reps	Object	Existing allocations should be built out before new allocations made Challenge feasibility of footpath and road widening Safety of pedestrian crossings Traffic and parking issues	<ul style="list-style-type: none"> • Pedestrian safety 	The local plan covers a 15 year period, but has to be renewed in a shorter time frame. The Highway Authority considers the traffic and	None

		Concern for habitat (SSSI) Support scale of development		footpath issues associated with this site are capable of mitigation. The site is not in a risk zone for impact on a SSSI.	
Anglian Water	Comment	No reference to water efficiency	<ul style="list-style-type: none"> Water efficiency policy wording 	This matter is dealt with under Policy 2 that applies to all sites. It is not necessary to include it in the allocation policy.	None
Members of the public	Comment	Pedestrian safety/footpath/crossing	<ul style="list-style-type: none"> Pedestrian safety 	The Highway Authority considers the footpath issues associated with this site are capable of mitigation.	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0520 Land south of Norwich Road, Hingham (Preferred Site)
TOTAL NUMBER OF REPRESENTATIONS:	16 (was 17, but PC rep duplicated)
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 9 Object, 6 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Bidwells/Abel Homes	Support	Reaffirming the site's deliverability	<ul style="list-style-type: none"> • Attachments and proposed changes to site policy 	The Highways Authority have determined the footpath policy. The number of dwellings may be varied subject to acceptable design and layout, and addressing any infrastructure issues.	None
Members of the public	Object	Pedestrian safety/footpath/ crossing Surface water flooding Site is too large	<ul style="list-style-type: none"> • Pedestrian safety 	The Highway Authority considers the footpath issues associated with	Add policy to address surface water drainage

		Services at capacity Increase in traffic and parking Village centre is Fairland/ Marketplace, not Co-op		this site are capable of mitigation.	
Hingham Town Council Duplicated email and web reps	Object	Existing allocations should be built out before new allocations made Strong local feeling against site Surface water flooding Road and pedestrian safety Impact on gateway to Hingham Pressure on services Incompatible neighbouring uses Floodgate principle for adjacent site	<ul style="list-style-type: none"> • Pedestrian safety • Surface water flooding • Gateway to town • Neighbouring uses (chemical/incineration) 	The local plan covers a 15 year period, but has to be renewed in a shorter time frame. The quantum of development is considered appropriate for the level of services in Hingham. The Highway Authority considers the traffic and footpath issues associated with this site are capable of mitigation. The site policy will address surface water drainage.	Add policy to address surface water drainage and site's role as eastern gateway to Hingham
Historic England	Object	No mention of adjacent listed buildings, or need to conserve or enhance significance/setting	<ul style="list-style-type: none"> • Amend policy wording 	It is accepted that the policy should acknowledge the potential for harm to the heritage assets and the	Add to policy: "Any development must conserve and enhance the significance

				requirement for measure to address this.	of Lilac Farmhouse and Blenheim Cottage to the south of the site, including any contribution made to that significance by setting. This includes but is not limited to landscaping along the southern edge of the site.”
Anglian Water	Comment	No reference to water efficiency	<ul style="list-style-type: none"> • Water efficiency policy wording 	This matter is dealt with under Policy 2 that applies to all sites. It is not necessary to include it in the allocation policy.	None
Members of the public	Comment	Pedestrian safety/footpath/ crossing Surface water drainage	<ul style="list-style-type: none"> • Pedestrian safety • Surface water drainage 	The Highway Authority considers the footpath issues associated with this site are capable of mitigation. The site policy will be amended	Add policy to address surface water drainage

				regarding surface water drainage.	
Hingham Road Safety Campaign	Comment	Pedestrian safety/footpath/crossing Traffic speeds	<ul style="list-style-type: none"> • Pedestrian safety 	The Highway Authority considers the footpath issues associated with this site are capable of mitigation.	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0273 Land west of Attleborough Road, Hingham (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	1 (was 2 but Hingham PC duplicated)
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 0 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Hingham Town Council (email and web)	Support	No more sites should be allocated in Hingham until existing allocations in core strategies have been developed.	<ul style="list-style-type: none"> None 	Undeveloped former allocations are reviewed and taken into account when determining the level of new allocations.	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0298 Land opposite Hingham Sports Centre, Watton Road, Hingham (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	6 (was 8 but Hingham PC and site promoter duplicated)
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 4 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
Hingham Town Council (email and web)	Object	No more sites should be allocated in Hingham until existing allocations in core strategies have been developed. However, this site is supported, can provide footpath and woodland.	<ul style="list-style-type: none"> • Footpath is possible? • Consider landscape impacts 	Undeveloped former allocations are reviewed and taken into account when determining the level of new allocations. The Highway Authority maintain that it does not appear to be feasible to provide an acceptable footway between the site and local facilities. Allocating this site	None

				in addition to the preferred site would result in growth which may swamp the town's services.	
Site promoter (2 reps)	Object	Site scores more favourably in HELAA than preferred site. Site is linked to adjacent site (0335) and proposal for 4.2ha community woodland (4007). Services are walkable, footpath achievable, woodland offered.	<ul style="list-style-type: none"> Consider constraints and new evidence: masterplan, phased layout, planning statement, highways statement, ecological assessment, new woodland proposal. 	Significant new evidence has been submitted. However, the Highway Authority maintain that it does not appear to be feasible to provide an acceptable footway between the site and local facilities. Despite the proposal to deliver community woodland, allocating this site in addition to the preferred site would result in growth which may swamp the town's services.	None
Members of the public	Object	Can't see why site is unreasonable.	<ul style="list-style-type: none"> Footpath is possible? 	The Highway Authority maintain that it does not	None

		Community woodland and footpath are achievable.		appear to be feasible to provide an acceptable footway between the site and local facilities. Despite the proposal to deliver community woodland, allocating this site in addition to the preferred site would result in growth which may swamp the town's services.	
Members of the public	Comment	Can't see why site is unreasonable. Better than preferred site.	<ul style="list-style-type: none"> • Footpath is possible? 	The Highway Authority maintain that it does not appear to be feasible to provide an acceptable footway between the site and local facilities. Despite the proposal to deliver community woodland, allocating this site in addition to the preferred site would result in	None

				growth which may swamp the town's services.	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0310 Land south of Norwich Road, North of Seamere Road, Hingham (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	3 (was 4 but Hingham PC duplicated)
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 0 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
Hingham Town Council (email and web)	Support	No more sites should be allocated in Hingham until existing allocations in core strategies have been developed. We support the unreasonable status of this site. However, we do not support the suggestion to consider it with 0520.	<ul style="list-style-type: none"> • None 	Noted. The site is not allocated. Undeveloped former allocations are reviewed and taken into account when determining the level of new allocations.	None
Members of the public	Comment	Road is used for walkers.	<ul style="list-style-type: none"> • None 	Noted. The site is not allocated.	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0335 Land south of Watton Road, Hingham (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	3 (was 5 but Hingham PC duplicated and site promoter sent 2)
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 3 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Hingham Town Council (email and web)	Object	No more sites should be allocated in Hingham until existing allocations in core strategies have been developed. Support site and its community benefits a better pedestrian access to services. but would like fewer homes and concern for habitat loss.	<ul style="list-style-type: none"> None 	Undeveloped former allocations are reviewed and taken into account when determining the level of new allocations. The Highway Authority maintains that it doesn't appear to be feasible to provide an acceptable footway between the site and local facilities. Despite the	None

				proposal to deliver community woodland, allocating this site in addition to the preferred site is likely to swamp the town's services.	
Members of the public	Object	Site offers community benefits	<ul style="list-style-type: none"> • None 	The Highway Authority maintains that it doesn't appear to be feasible to provide an acceptable footway between the site and local facilities. Despite the proposal to deliver community woodland, allocating this site in addition to the preferred site is likely to swamp the town's services.	None
Henry Isotta (site promoter) two reps	Object	In support of the site's allocation, alongside 0298. Site scores better on HELAA than preferred site. Site is linked to adjacent site (0298) and proposal for 4.2ha community	<ul style="list-style-type: none"> • Consider constraints and new evidence: masterplan, phased layout, planning statement, highways statement, ecological 	Significant new evidence has been submitted. However, the Highway Authority maintains that it doesn't appear to	None

		woodland (4007). Attachments give detail of site and community benefits.	assessment, new woodland proposal	be feasible to provide an acceptable footway between the site and local facilities. Despite the proposal to deliver community woodland, allocating this site in addition to the preferred site may swamp the town's services.	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0395 Land west of Attleborough Road, Hingham (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	2 (was 3 but Hingham PC duplicated)
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 1 Object, 1 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Hingham Town Council (email and web)	Support/ Comment	No more sites should be allocated in Hingham until existing allocations in core strategies have been developed. Would like to see site allocated for cemetery extension and car park.	<ul style="list-style-type: none"> Is cemetery use promoted? 	Undeveloped former allocations are reviewed and taken into account when determining the level of new allocations. Delivery of a cemetery extension is proposed with additional housing. The site is considered unsuitable for housing.	None

Savills (site promoter) two reps	Object	In support of the site's allocation for housing, in full or in part.	<ul style="list-style-type: none"> Attachment addresses constraints and offers part of site for cemetery/car park. 	<p>Delivery of a cemetery extension is proposed with additional housing, but the site is considered unsuitable for housing. Attleborough Rd is constrained with narrow footways and no scope for improvement, not suitable for intensification of use. Site 0298 is not considered acceptable so unable to facilitate access that way. The harmful impact on the setting of the church, the landscape impact and the impact on the approach to the town from the south are considered to outweigh the</p>	None
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				benefits of development.	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0501 Land west of Springfield Way, Hingham (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	1 (was 2 but Hingham PC duplicated)
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 1 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Hingham Town Council (email and web)	Object	No more sites should be allocated in Hingham until existing allocations in core strategies have been developed. Support site, with access over HTC land, provision of community facilities.	<ul style="list-style-type: none"> Are community facilities promoted on the site? 	Undeveloped former allocations are reviewed and taken into account when determining the level of new allocations. Community facilities have not been proposed by the site promoter.	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0502 Land west of Springfield Way, Hingham (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	1 (was 2 but Hingham PC duplicated)
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 1 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Hingham Town Council (email and web)	Object	No more sites should be allocated in Hingham until existing allocations in core strategies have been developed. Support site, with access over HTC land, provision of community facilities.	<ul style="list-style-type: none"> Are community facilities promoted on the site? 	Undeveloped former allocations are reviewed and taken into account when determining the level of new allocations. Community facilities have not been proposed by the site promoter.	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0544R Swan Field, Hardingham Road, Hingham (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	12 (was 13 but Hingham PC duplicated)
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	9 Support, 1 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
Hingham Town Council (email and web)	Support	No more sites should be allocated in Hingham until existing allocations in core strategies have been developed. Agree site is unreasonable due to road capacity/visibility	<ul style="list-style-type: none"> Local road safety 	Undeveloped former allocations are reviewed and taken into account when determining the level of new allocations. Site is not allocated.	None
Members of the public	Support	Site is unsuitable due to road capacity/safety, proposed density, gateway to village, surface water drainage, service capacity.	<ul style="list-style-type: none"> Local road safety 	The site is not allocated.	None
Lanpro Services Ltd	Object	In support of allocation of site. Attachments address	<ul style="list-style-type: none"> Transport note and vision documents contain visibility splay 	Additional evidence provided, particularly for	None

		constraints including a transport note	and footway information	highways issues, has been considered. The Highway Authority considers the highway constraints (including carriageway width, lack of footpath provision and very poor forward visibility for vehicles travelling around the adjacent bend) preclude the site's development.	
Members of the public	Comment	Site is unsuitable due to road capacity/safety, impact of pipeline developments	<ul style="list-style-type: none"> Local road safety 	The site is not allocated.	None

PART 3 - ASSESSMENT OF NEW & REVISED SITES SUBMITTED DURING THE REGULATION 18C CONSULTATION

**STAGE 1 – LIST OF NEW &REVISED 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	Status at Reg 18C consult.
Hingham				
Hall Close	GNLP4011	2.04	20 single storey dwellings, open space	New site submitted
TOTAL		2.04		

STAGE 2 – HELAA COMPARISON TABLE

Site reference	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 & GI	Transport & roads	Compatibility with neighbouring
Hingham														
GNLP4011	Amber	Green	Amber	Green	Green	Amber	Green	Green	Amber	Green	Green	Green	Amber	Amber

STAGE 3 – SUMMARY OF COMMENTS FROM THE REGULATION 18 STAGE C CONSULTATION

(See Part 2 above)

STAGE 4 – DISCUSSION OF NEW & REVISED 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, consultation responses received and other relevant evidence

One additional site has been promoted for residential development in Hingham on sites 0.5ha or larger, totalling 2.04ha.

The B1108 runs east to west through the historic core of Hingham, with some very narrow pinch-points and inconsistent footpath provision. Several of Hingham's services are located along or close to this road. The housing allocation in the current local plan, to the east of the town centre, has been built out.

Taking account of the comments received through previous public consultations, existing commitment, achieving safe access to school, and the constraints set out in the HELAA including those highlighted below, the following site is considered to be a reasonable alternative worthy of further investigation regarding its potential for allocation. This will be done through discussions with the Highways Authority, Lead Local Flood Authority, and officers in Development Management with specialist knowledge about landscape, townscape, trees, etc. These comments will be sought through the Regulation 18D consultation and taken account of at Regulation 19:

GNLP4011, Hall Close, 2.04ha, 20 single storey dwellings and open space

This site lies to the south of Hingham, and is proposed for 20 dwellings with open space. There are concerns about access onto and the capacity of Hall Lane and significant parts of the site are at risk of flooding, but the proposal indicates these areas as open space. The site is adjacent to Hingham conservation area, which is also addressed with use of open space. The site would form contiguous development and should be considered further, in particular subject to the views of the Lead Local Flood Authority and the Highways Authority.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE NEW & REVISED 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
Hingham			
Hall Close	GNLP4011	2.04	20 single storey dwellings, open space
TOTAL		2.04	

**STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE
NEW & REVISED SITES**

Site Reference:	GNLP4011
Address:	Hall Close, Hingham
Proposal:	20 single storey dwellings, open space

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Amenity land/grazing meadow	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA:
<p>Amber Constraints in HELAA Site Access, Utilities Capacity, Flood Risk, Sensitive Townscapes, Transport & Roads, Compatibility with Neighbouring Uses</p>
<p>HELAA Conclusion: This greenfield site lies to the south of Hingham, and is proposed for housing with open space. Initial Highways Authority comments suggest the site is considered remote and access may be constrained, with concerns over the capacity of Hall Lane for vehicles/walking/cycling. Significant parts of the site are at risk of surface water flooding (1 in 100, 1 in 1000). The site is in the EA Groundwater Source Protection Zone and in Grade 3 agricultural land. The site is adjacent to Hingham conservation area. The site is within a SSSI impact zone. The site is in Old Buckenham airport safeguarding zone. Although there are constraints, the site is considered suitable in terms of land availability.</p>

FURTHER COMMENTS:
<p>Highways Authority No – Previous [HELAA] comments apply. Irrespective of ability to form highway access, it is not feasible to provide a safe link for two-way traffic and pedestrian facilities north of site to B1108.</p>
<p>Lead Local Flood Authority The site is greatly affected by an extension of a flow path in the 0.1% AEP event. This is concentrated in the north of the site. The revised site is at risk of surface water flooding, but this is not severe enough to prevent development of the site. Significant mitigation will be required, and significant information will be required at planning stage.</p>
<p>Development Management The impact on Hingham conservation area seems to be addressed with use of open space, assuming a low density and single storey dwellings.</p>

PLANNING HISTORY:

No comments

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:

Context, indicative layout, location plan, planning statement

STAGE 7 – INITIAL CONCLUSIONS ON THE SUITABILITY OF NEW AND REVISED SITES FOR ALLOCATION

The new and revised sites shortlisted at Stage 4 have been subject to further consideration with Development Management, the Local Highway Authority and Lead Local Flood Authority and their comments are recorded under Stage 6 above. Based on their views the following initial conclusions regarding the suitability of the sites for allocation have been drawn.

New and revised sites to be considered for allocation:

None

New and revised sites considered to be unreasonable for allocation:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Hingham				
Hall Close	GNLP4011	2.04	20 single storey dwellings with open space	This site is not considered to be suitable for allocation due to highways constraints. It is not feasible to provide a safe link for two-way traffic and pedestrian facilities north of the site to B1108.

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 were 10 sites promoted for residential/mixed use totalling just under 53 hectares of land. The outcome of initial site assessment work (which is detailed in part 1 of this booklet) was to prefer site GNLP0503 for 20 dwellings (on a smaller boundary than promoted to avoid breaching the highway capacity) and site GNLP0520 for 80 dwellings (on a smaller boundary than originally promoted to overcome surface water and historic environment concerns). These preferred sites were favoured because together they provided an element of choice and competition, and both were able to provide a safe walking route to school and other services in the town. This proposal was consulted on as part of the Regulation 18C draft plan consultation.

Summary of comments from the Regulation 18C draft plan consultation

Through the Regulation 18C consultation a number of comments were received regarding sites in Hingham. The main issues raised were highway issues /pedestrian safety, surface water flooding and insufficient policy to protect nearby listed buildings (detailed in part 2 above). These comments have resulted in changes to policy wording where appropriate such as the listed building and surface water policies but did not result in any changes to the selection of the site preferred for allocation.

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

One new site was also submitted through the consultation totalling just over 2 ha of land. The new site was subject to the same process of assessment as the earlier sites (detailed in part 3 of this booklet). The conclusion of this work was that the new site was unreasonable for allocation due to highways constraints.

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 a number of negative and positive impacts for the sites in Hingham but showed how some sites scored better on certain criteria but the picture was reversed for other criteria.

The Sustainability Appraisal shows how sites GNLP0503 and GNLP0520 changed from the original large submission to the smaller sites preferred at Reg 18C. It clearly shows how a smaller development on GNLP0503 scored better through the SA, with little difference between the scoring of the original GNLP0520 and the revised site. For the final allocated version of the sites GNLP0503 scores a double positive for population and community. Some minor issues identified for GNLP0520 such as historic environment and biodiversity can be mitigated through policy. Other minor issues flagged up for both sites through the SA were related to distance to services, but the SA methodology used different metrics to the site assessment process.

Final conclusion on sites for allocation in the Regulation 19 Plan

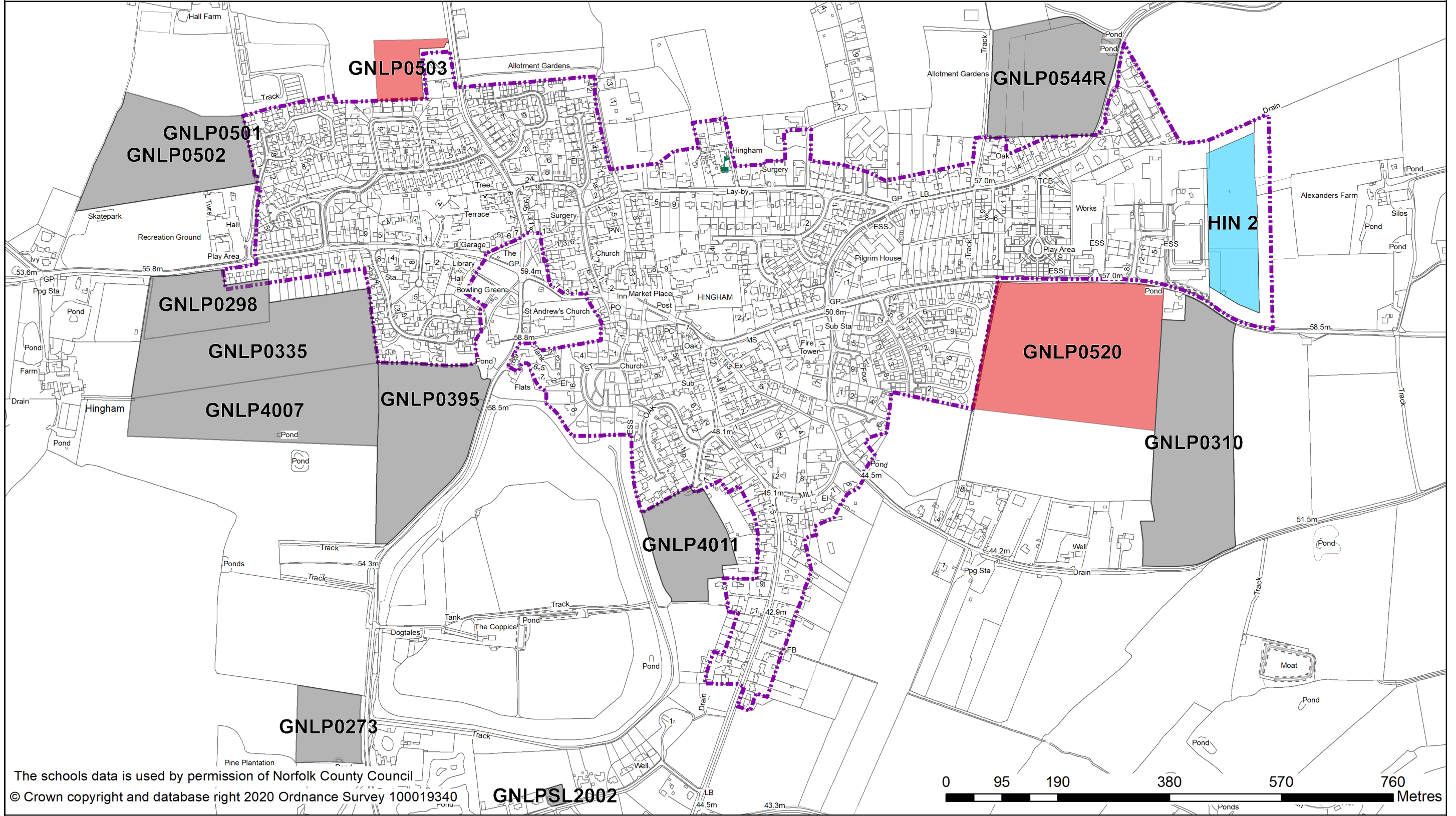
Based on all the information contained within this booklet the final conclusion of the site assessment process for Hingham is to allocate GNLP0503 for 20 dwellings and GNLP0520 for 80 dwellings as promoted through the Regulation 18C consultation.

NB site GNLP0503 has been further reduced in size since the publication of the Regulation 18 draft plan, to ensure the site size results in a suitable density for development of 20 dwellings, which is the limit for highway capacity.

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

HINGHAM

GREATER NORWICH LOCAL PLAN PROMOTED SITES BY SCHOOL CATCHMENT AREAS



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GNLPSL2002

-  Primary School
-  Housing Allocation
-  Not Allocated
-  Parish Boundary
-  Primary School Catchment (2018-19)
-  Employment Allocation
-  Settlement Boundary

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

N
1:6,000
at A3
Date: 25/11/2020