

## Greater Norwich Site Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	
Date Received:	

This form is to be filled out by any interested parties who want to promote a site for a specific use or development to be allocated in the Greater Norwich Local Plan.

Only one form should be submitted for each individual site i.e. it is not necessary for a separate form to be completed for each landowner on a single site in multiple ownerships. However, a separate form must be completed for each individual site submitted.

Your completed form should be returned to the Greater Norwich Local Plan team:

By email: [gnlp@norfolk.gov.uk](mailto:gnlp@norfolk.gov.uk)

Or, if it is not possible submit the form electronically,

By Post to:

*Greater Norwich Local Plan Team*  
PO Box 3466  
Norwich  
NR7 7NX

The site submissions received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual site(s) being stored by Norfolk County Council and shared with Broadland District Council, Norwich City Council and South Norfolk District Council, and that the details of the site will be published for consultation purposes. Under the (GDPR) General Data Protection Regulation Norfolk County Council will be the data controller.

Further advice and guidance can be obtained by visiting the Greater Norwich Local Plan website or by contacting the Greater Norwich Local Plan team directly:

Website: [www.gnlp.org.uk](http://www.gnlp.org.uk)  
E-mail: [gnlp@norfolk.gov.uk](mailto:gnlp@norfolk.gov.uk)  
Telephone: 01 603 306603

<b>1a. Contact Details</b>	
Title	Mr
First Name	Henry
Last Name	Isotta
Job Title (where relevant)	Agent
Organisation (where relevant)	Clayland Architects
Address	The Glass House Lynford Gardens Lynford Thetford
Post Code	IP26 5HW
Telephone Number	01842 878813
Email Address	henry@clayland.co.uk

<b>1b. I am...</b>	
Owner of the site <input type="checkbox"/>	Parish/Town Council <input type="checkbox"/>
Developer <input checked="" type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent <input checked="" type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input checked="" type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	<b>C/O Agent</b>
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	<b>The Glass House Lynford Gardens Lynford Thetford</b>
Post Code	
Telephone Number	
Email Address	

<b>2. Site Details</b>	
Site location / address and post code  (please include as an attachment to this response form a location plan of the site on a scaled OS base with the boundaries of the site clearly shown)	<b>Land off Hall Close Hingham NR9 4JU</b>
Grid reference (if known)	
Site area (hectares)	<b>2.04</b>



**4c. Describe any previous uses of the site.** (please provide details of any relevant historic planning applications, including application numbers if known)

No known planning history.  
 Site history back to tithe maps appears to show a field enclosure/grazing meadow.

**Proposed Future Uses**

**5a. Please provide a short description of the development or land use you proposed, including stating if it is for a settlement boundary revision** (if you are proposing a site to be designated as local green space please go directly to question 6).

A low density residential development of up to 20 single storey and chalet dwellings with a wildlife/grazing area retained as a green central area. A mix of open market and affordable units and a selection of supported living units. These small bungalow units would be ideally suited to elderly residents who may require day-to-day assistance with tasks and have a need for on-call support.

**5b. Which of the following use or uses are you proposing?**

Market Housing <input checked="" type="checkbox"/>	Business and offices <input type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
Affordable Housing <input checked="" type="checkbox"/>	General industrial <input type="checkbox"/>	Community Use <input checked="" type="checkbox"/>
Residential Care Home <input type="checkbox"/>	Storage and distribution <input type="checkbox"/>	Public Open Space <input type="checkbox"/>
Gypsy and Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify) <input type="checkbox"/>

**5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.**

up to 20 dwellings on a small proportion of the site, remainder as wildlife/grazing area.

**5d. Please describe any benefits to the Local Area that the development of the site could provide.**

New development comprising of much needed local single storey living units including affordable units. Retention of the grazing and wildlife area. Improvements to the local surface water strategy.

### **Local Green Space**

If you are proposed a site to be designated as Local Green Space please complete the following questions. These questions do not need to be completed if you are not proposing a site as Local Green Space. Please consult the guidance notes for an explanation of Local Green Space Designations.

**6a. Which community would the site serve and how would the designation of the site benefit that community.**

**6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.**

### **Site Features and Constraints**

Are there any features of the site or limitations that may constrain development on this site (please give details)?

**7a. Site Access:** Is there a current means of access to the site from the public highway, does this access need to be improved before development can take place and are there any public rights of way that cross or adjoin the site?

No public rights of way known on site. Access is made via the end of the turning head on Hall Close currently via a agricultural gate. Initial enquirers have deemed the new residential access/connection should be viable from Hall Close.

**7b. Topography:** Are there any slopes or significant changes of in levels that could affect the development of the site?

The land gently falls to the south where the main ditch network runs and connects to the local water course.

**7c. Ground Conditions:** Are ground conditions on the site stable? Are there potential ground contamination issues?

Ground is stable with no known contamination issues as a green field site.

**7d. Flood Risk:** Is the site liable to river, ground water or surface water flooding and if so what is the nature, source and frequency of the flooding?

The site is in flood zone 1, some open areas of the site which are proposed for grazing/wildlife are at low to medium risk from surface water flooding. The scheme would look to improve the drainage of the site through a SUDS strategy.

**7e. Legal Issues:** Is there land in third party ownership, or access rights, which must be acquired to develop the site, do any restrictive covenants exist, are there any existing tenancies?

Initial enquirers have deemed the new residential access/connection should be viable from Hall Close.

**7f. Environmental Issues:** Is the site located next to a watercourse or mature woodland, are there any significant trees or hedgerows crossing or bordering the site are there any known features of ecological or geological importance on or adjacent to the site?

There are ditches and hedges on the borders of the site and a band of mature trees on the adjacent site. The site is a flat grassed site with no trees.

**7g. Heritage Issues:** Are there any listed buildings, Conservation Areas, Historic Parklands or Schedules Monuments on the site or nearby? If so, how might the site's development affect them?

No listed assets on site. A small part of site adjoins the conservation area which is buffered by hedges.

**7h. Neighbouring Uses:** What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?

residential

**7i. Existing uses and Buildings:** are there any existing buildings or uses that need to be relocated before the site can be developed.

no

**7j. Other:** (please specify):

### Utilities

**8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.**

	Yes	No	Unsure
Mains water supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Electricity supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public highway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify):			
<b>8b. Please provide any further information on the utilities available on the site:</b>			

<b>Availability</b>	
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>	
Immediately	<input type="checkbox"/>
1 to 5 years (by April 2021)	<input checked="" type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2038)	<input type="checkbox"/>
<b>9b. Please give reasons for the answer given above.</b>	
site is owned by local developer with in-house Architects	

<b>Market Interest</b>
<b>10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.</b>



	Yes	Comments
Site is owned by a developer/promoter	<input checked="" type="checkbox"/>	
Site is under option to a developer/promoter	<input type="checkbox"/>	
Enquiries received	<input checked="" type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input type="checkbox"/>	

<b>Delivery</b>	
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>	
Up to 5 years (by April 2021)	<input checked="" type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2038)	<input type="checkbox"/>
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	
2-3 years	

<b>Viability</b>			
<b>12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches &amp; Children's Play Space and Community Infrastructure Levy</b>			<input checked="" type="checkbox"/>
	Yes	No	Unsure
<b>12b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**12c. If there are abnormal costs associated with the site please provide details:**

**12d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy and CIL considerations and other abnormal development costs associated with the site?**

**12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.**

Preliminary Plans 01,02,03  
Planning Statement

**Other Relevant Information**

**13. Please use the space below to for additional information or further explanations on any of the topics covered in this form**

<b>Check List</b>	
Your Details	x
Site Details (including site location plan)	x
Site Ownership	x
Current and Historic Land Uses	x
Proposed Future Uses	x
Local Green Space (Only to be completed for proposed Local Green Space Designations)	
Site Features and Constraints	x
Utilities	x
Availability	x
Market Interest	x
Delivery	x
Viability	x
Other Relevant Information	x
Declaration	x

#### 14. Disclaimer

I understand that:

Data Protection and Freedom of Information

The Data Controller of this information under the General Data Protection Regulation (GDPR)2018 / Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:

- to assist in the preparation of the Greater Norwich Local Plan
- to contact you, if necessary, regarding the answers given in your form
- to evaluate the development potential of the submitted site for the uses proposed within the form

The Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly marked in the submitted response form and you have confirmed with the Council(s) in advance that such information can be kept confidential as instructed in the Greater Norwich Local Plan: Regulation 18 “- Site Submission Guidance Notes.

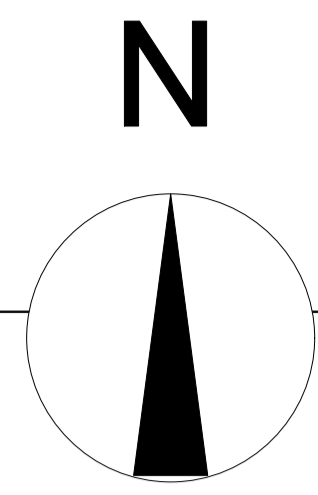
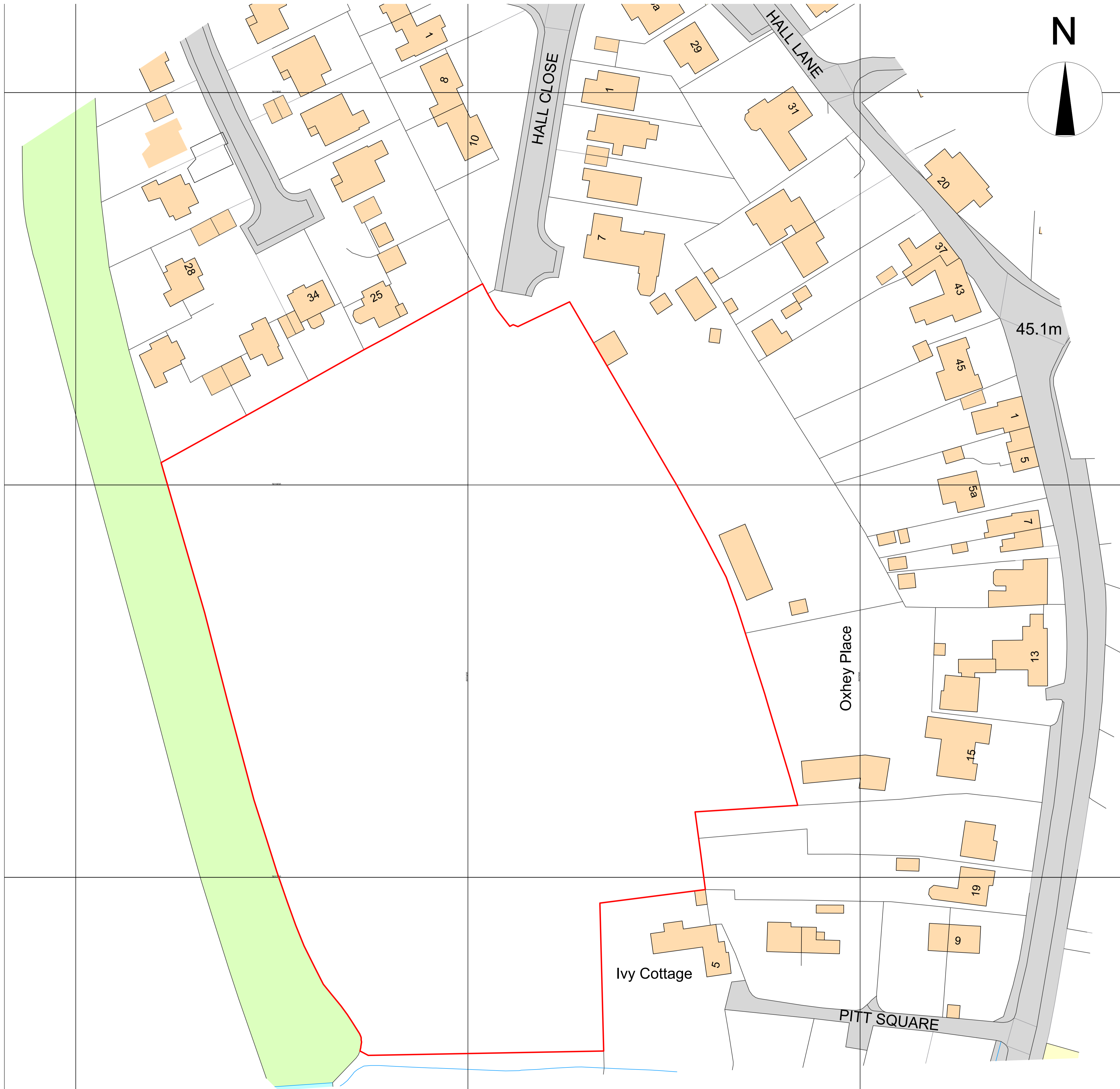
See our Privacy notice here <http://www.greaternorwichlocalplan.org.uk/> for information on how we manage your personal information

#### Declaration

I agree that the details within this form can be held by Norfolk County Council and that those details can be made available for public viewing and shared with Broadland District Council, Norwich City Council and South Norfolk Council for the purposes specified in the disclaimer above.

Name **Henry Isotta**

Date **12/03/20**



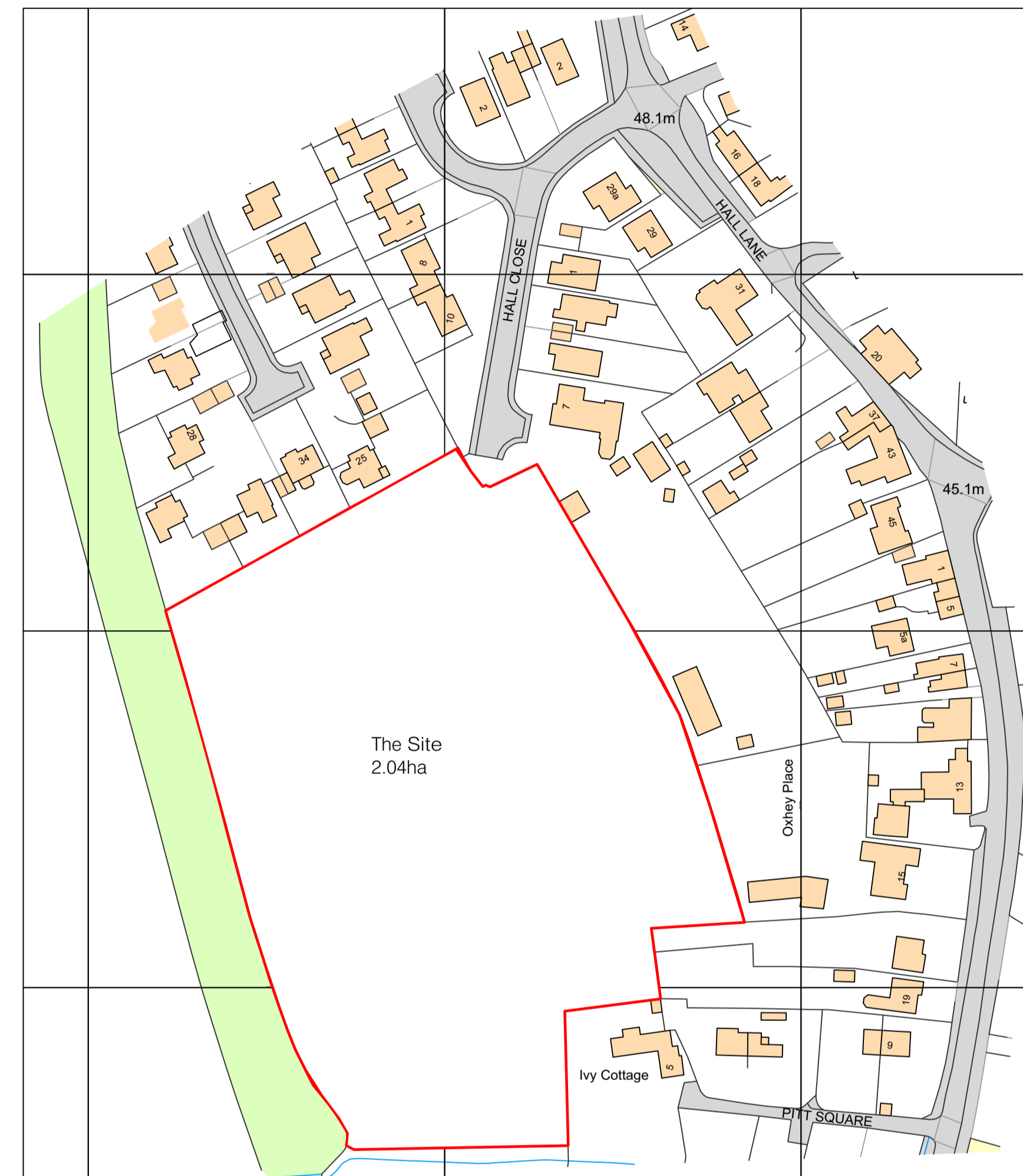
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ISS	DATE	NOTE	BY



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Existing  
Scale: 1:1250

REV	DATE	NOTE	BY

PRELIM

ANY CHANGES OR MODIFICATIONS TO THIS DRAWING NEED TO BE CLARIFIED BY THE UNDERSIGNED IN WRITING TO CLAYLAND ARCHITECTS



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Lynford Road, Mundford, Norfolk, IP26 5HW  
info@claylandarchitects.co.uk www.claylandarchitects.co.uk

CONTRACT  
Residential Development  
Hall Close,  
Hingham

DRAWING TITLE  
Existing Site

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
1:500	A1	02	
DATE	24/02/2020		
DRAWN LB			
JOB NUMBER	2007	CHECKED	CLIENT APPROVED
		HID	

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Existing Site  
Scale: 1:500

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ISS	DATE	NOTE	BY



- The Site
- Residential
- Conservation Area
- Arable Fields
- Highway Footpath



REV	DATE	NOTE	BY

**PRELIM**

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CONTRACT  
Residential Development  
Hall Close,  
Hingham

DRAWING TITLE  
Site Context

Site Context  
Scale: 1:1000

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
1:1000	A1	03	
DATE			
27/02/20			
DRAWN			
LB			
JOB NUMBER	CHECKED	CLIENT APPROVED	
2007	HID		

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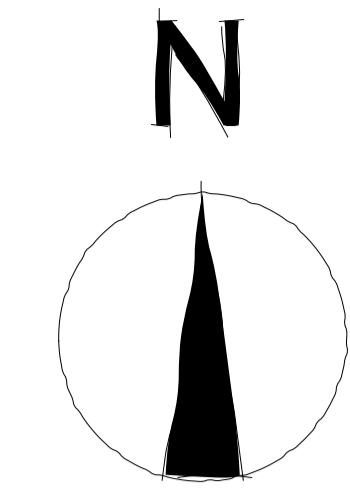
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ISS	DATE	NOTE	BY



Indicative Site Plan  
Scale: 1:500

**KEY**

- Site Area
- Dwellings
- Garage
- Open Space/Wildlife Area
- Private Green Space
- Pond
- Aprx area of flood zone

REV	DATE	NOTE	BY

**PRELIM**  
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CONTRACT  
Residential Development  
Hall Close,  
Hingham

DRAWING TITLE  
Proposed Indicative Site Plan

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
1:500	A1	01	
DATE	11/03/20		
DRAWN	HID / AG / LB		
JOB NUMBER	2007	CHECKED	CLIENT APPROVED
		HID	

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# Planning Statement

Greater Norwich Local Plan

Land off Hall Close  
Hingham, Norfolk, NR9 4JU



Prepared by Clayland Architects

The Glasshouse  
Lynford Gardens  
Lynford Road  
Mundford  
Norfolk  
IP26 5HW

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## 1. Introduction

1.1. This planning statement supports the allocation of 'Land off Hall Close' for residential development in Hingham as part of the Greater Norwich Local Plan.

### 1.2. Site Location, Aerial View



1.3. The site is under the applicant's ownership and is available for immediate delivery.

1.4. The applicant is an established local housebuilder and has a portfolio of developments in the local area, see Appendix B. Their homes are instantly recognisable for their character and country charm and would make an attractive and sensitive addition to the historic townscape.

1.5. This submission document should be read in conjunction with the accompanying documents:

- Indicative Site Plan

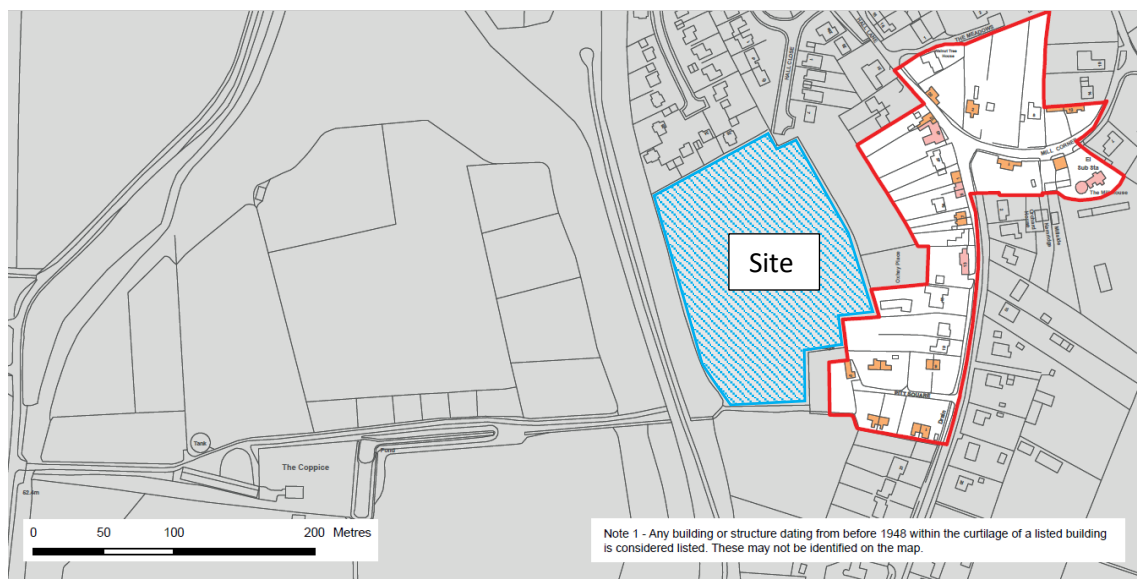


## 2. The Sites and Local Area

- 2.1. The site is a 2.04ha parcel of land adjacent to the development boundary in Hingham. It is in use as a grazing meadow.
- 2.2. The site is accessed off Hall Close and is bordered to the north and east by residential developments on Oak Lane, Hall Lane, and Pitt Square.
- 2.3. Hall Close is a quiet lane and is in short walking distance of the Town Centre. It houses a mixed style of properties which are mostly single storey and chalet bungalows. These are predominantly 1960 – 1970 properties, however, there are some more recent additions.
- 2.4. Photographs of properties on Hall Close and Hall Lane



- 2.5. Hingham is identified as a Key Service Centre and is capable of additional growth in the Greater Norwich Local Plan.
- 2.6. The site is well-located in relation to the town and local services.
- 2.7. Hingham is an attractive market town, and its historical importance is demonstrated by the many listed buildings and protected conservation area.
- 2.8. The site abuts the conservation area in the south east corner, see Appendix A, detail below.
- 2.9. Detail from Hingham Conservation Area – Streetscape (site shown in blue hatch)



 <p>South Norfolk Council Swan Lane Long Stratton Norwich NR15 2XE Tel: (01508) 533633 Fax: (01508) 533695</p>	<b>Key</b>		
	 Conservation area boundary	 Listed Buildings (see Note 1 above)	
	 Unlisted buildings of townscape significance	 Landmark building	 Significant walls
		 Focal point	Scale at A3: 1:3,000 Date: Dec 2016

- 2.10. The Streetscape shows that whilst there are listed and unlisted buildings near to the site, there are buffer zones creating a separation distance.

2.11. Photographs of Site



a) View to site entrance from Hall Close



b) View from site entrance to Hall Close



c) View north from southern boundary



d) View north east from southern boundary



e) Eastern boundary hedge/properties



f) View south from northern boundary

### 3. The Proposal

- 3.1. The proposed site offers a low-density scheme of up to 20 dwellings.
- 3.2. The proposed allocation is for single storey bungalows and chalet bungalows only, in keeping with the development pattern and character of Hall Close. It is anticipated that this will meet a known local need for single storey living.
- 3.3. These dwellings will provide a mix of open market housing, affordable housing and a selection of supported living units. These small bungalow units would be ideally suited to elderly residents who may require day-to-day assistance with tasks and have a need for on-call support.

#### 3.4. Indicative Site Plan



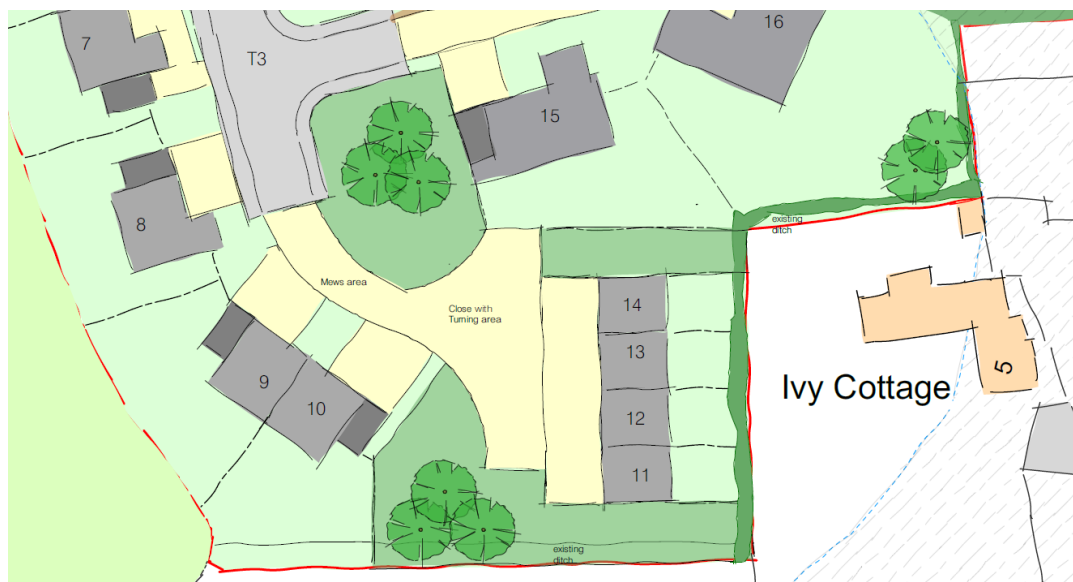
- 3.5. The proposal includes a large wildlife area / grazing meadow and planting is proposed to provide green space. A leisure footpath is also included for the resident's recreational use.
- 3.6. The Indicative Site Plan also includes a pond which will assist with surface water drainage, with additional surface water to discharge to the existing boundary ditches – a Drainage Strategy will be designed by engineers.
- 3.7. The proposed dwellings will not impact on neighbouring existing properties, with the large wildlife area and new planting helping to mitigate any impact on the adjacent conservation setting.

3.8. The indicative site layout has been carefully designed and orientated to ensure that no overlooking or overshadowing issues arise.

3.9. Any subsequent planning application will include dwellings in a country house style constructed with a selection of local materials and architectural detailing. Typical details such as brick window headers, dentil courses and banding, brick plinth, lime render, oversized barge boards and exposed rafter feet will be utilised to give individual style and character to each home.

3.10. Affordable Housing and Supported Living Units will be provided on site in line with the requirements as set out by the Local Plan. These homes will be integrated into the site and will be indistinguishable from open market housing.

3.11. Detail, Indicative Site Plan



3.12. The above detail shows the indicative location for supported living units. These units would be small single storey units constructed to cater to the requirements of elderly residents needing additional day-to-day support.

3.13. The applicant has been previously recognised for their delivery of affordable housing, see Appendix C.

3.14. Sustainable Technology

The proposed new dwellings will use modern, efficient materials and sustainable principles throughout to justify the embodied energy of the build against lifetime energy savings made. These sustainable measures will be implemented with careful consideration of the local setting and could include air source heat pumps, high levels of insulation and air tightness, rainwater collection butts, water saving taps and flow regulating access valves.

## 4. Considerations for Allocation

4.1. The site will be assessed against the criteria as set out in the HELAA comparison table.

### 4.2. Site access

4.2.1. The Site has direct access onto Hall Close and the road network beyond.

4.2.2. The proposed access is compliant in safety terms and offers an extension of the existing highway.

4.2.3. There are pedestrian links to the town via Oak Lane through to Copper Lane.

### 4.3. Access to services

4.3.1. The Sites are well located in relation to the town, with shops and services in short walking distance.

### 4.4. Utilities capacity

4.4.1. Site investigations and desk studies suggest that there is utilities capacity.

### 4.5. Utilities infrastructure

4.5.1. There are utilities infrastructure and broadband connections to serve the proposed site.

### 4.6. Contamination/ground stability

4.6.1. The site has been in use for grazing with no known contamination or ground contamination issues. Desk studies indicate that the site is suitable for residential use.

### 4.7. Flood risk

4.7.1. The site is located in Flood Zone 1 and is at low risk of flooding by river or sea.

4.7.2. Parts of the site are at low and medium risk of surface water flooding. These areas are proposed to form part of the wildlife area, with all dwellings and gardens being **out** of the surface water flood zones.

4.7.3. A new pond is also proposed to assist with surface water attenuation, in addition to the existing ditches along the eastern boundaries.

4.7.4. A Drainage Strategy designed by engineers would accompany any subsequent planning application and would mitigate any risk of flooding.

4.7.5. The site is bordered by drainage ditches which connect into the local watercourse to aid a SUDS strategy.

4.7.6. An implemented drainage strategy could also mitigate surface water flooding to nearby existing dwellings.

#### 4.8. Market attractiveness

4.8.1. The proposed allocation is for single storey and chalet bungalows.

4.8.2. It is recognised that there is a shortage of bungalows available in Hingham, and any subsequent planning application would address this known local need.

4.8.3. It is anticipated that there will also be a range of supported living units which are ideally suited to older residents requiring day-to-day assistance.

4.8.4. The site would be developed by a reputable local housebuilder who is proven in delivering high quality homes to the local area.

4.8.5. Their homes are instantly recognisable for the use of local materials, traditional craftsmanship and architectural detailing. Each home has individual features, utilising staggered rooflines and country house styling to ensure that the development is an attractive addition to the built environment.

4.8.6. The applicants currently have a waiting list of interested parties seeking bungalows in Hingham.

#### 4.9. Significant landscapes

4.9.1. The site is abutted to the north and east by residential developments and to the south and west by established hedge and tree planting.

4.9.2. The enclosed nature of the site is such that it does not have an impact on the wider landscape.

4.9.3. A large wildlife area, as well as boundary hedging and tree planting is proposed to mitigate any impact on the landscape.

#### 4.10. Sensitive Townscapes

4.10.1. The site is adjacent to the Conservation Area in the south-east corner, although there are buffer zones creating a separation between the site and heritage assets.

4.10.2. Listed buildings are not viewed in direct relation to the development (see Appendix A) and it is considered that there would be minimal impact on these properties.

4.10.3. The proposed wildlife area will assist in creating a buffer zone between the proposed dwellings and conservation area. The new planting will assist in elevating the conservation setting.

4.10.4. Furthermore, any subsequent planning application will ensure that considerate rooflines, views and protection of privacy could be achieved, to safeguard the existing form and character of neighbouring developments and the conservation area.

4.11. Biodiversity and geodiversity

4.11.1. Desk top studies indicate that the site would not have a detrimental impact on biodiversity and geodiversity.

4.11.2. Ecology buffer zones and corridors will be protected.

4.11.3. Ecology surveys would be addressed in any subsequent planning application.

4.11.4. Mitigation measures including a large wildlife area, nature pond and planting scheme will help to provide a net gain in biodiversity on the site.

4.11.5. The sheep currently grazing on the site could continue to do so and would be an attractive feature of the open space.

4.12. Historic environment

4.12.1. The site is adjacent to the Conservation Area. However, the existing layout and buffer zones mean that the site will not be viewed in direct relation to listed assets.

4.12.2. It is asserted that the traditional style of homes which would be provided would be sympathetic to the historic environment of Hingham and complimentary to the adjacent conservation setting.

4.13. Open space and GI

4.13.1. Open spaces are included on the proposed indicative plan.

4.13.2. Any subsequent planning application would provide the required open space in line with the Local Plan policy requirements.

4.14. Transport and roads

4.14.1. The site has direct access onto Hall Close and the wider road network.

4.14.2. Bus stops are available in the Market Place and on Bears Lane, a short walking distance from site.



#### 4.15. Compatibility with neighbouring uses

- 4.15.1. The site abuts residential development to the north and east and is enclosed by established hedgerows and tree planting.
- 4.15.2. It is considered that the site is compatible with neighbouring uses given the form and pattern of adjacent development.
- 4.15.3. There are no neighbouring commercial activities to impact noise and pollution.
- 4.15.4. The site would seamlessly link with development on Hall Close.

## 5. Conclusion

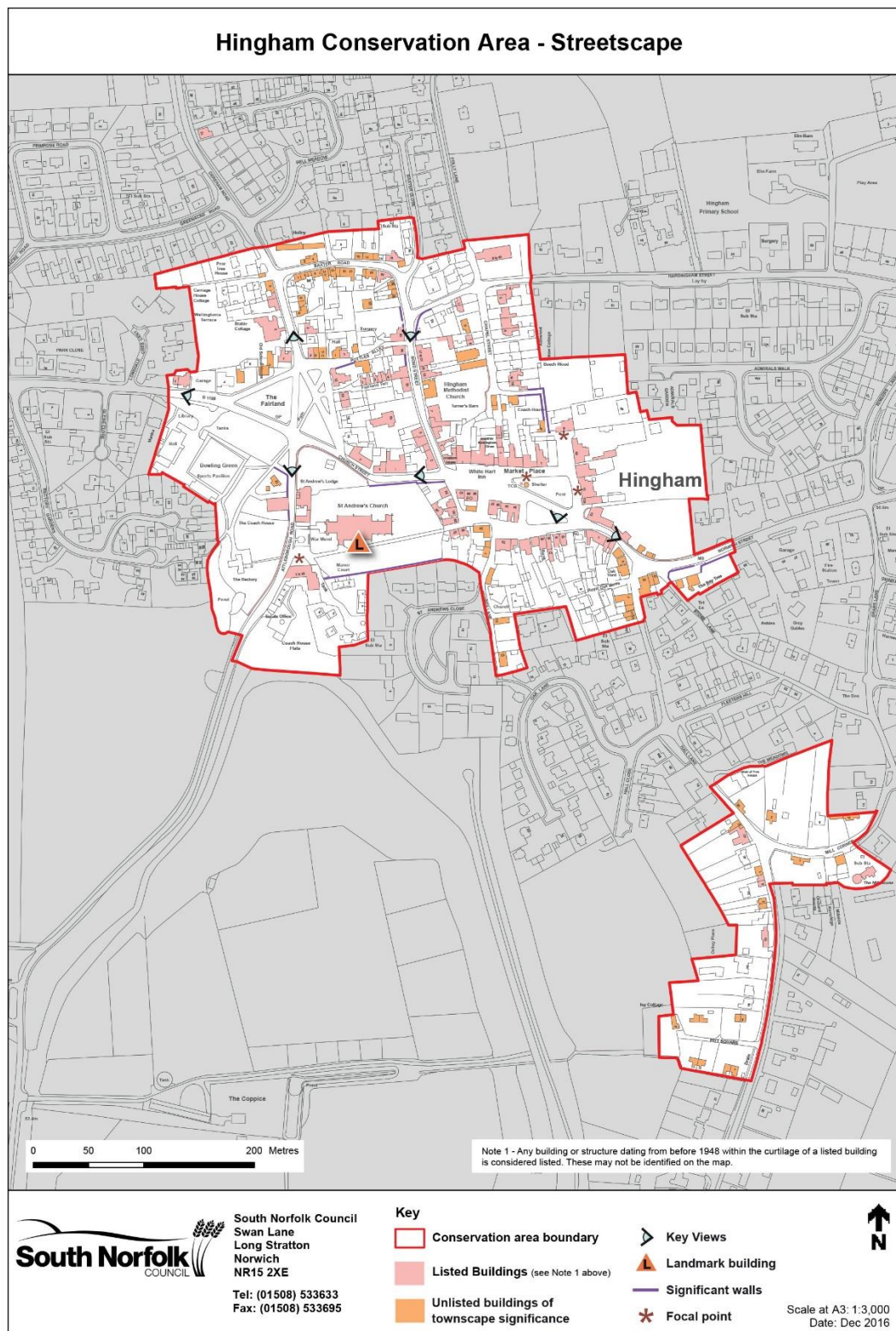
- 5.1. The site is under the applicant's ownership and are ready for immediate delivery. The applicant is a local housebuilder and is proven in delivering homes in the region.
- 5.2. The site is well located just 0.2 miles to the south of Hingham Town Centre, and is in close proximity to shops, services and community facilities.
- 5.3. The site would offer up to 20 dwellings to meet the housing need in the Greater Norwich Area. This is a lower plot density but allows retention of a large area of open space for grazing and wildlife.
- 5.4. It is proposed that the new homes will be bungalows and chalets to suit a known local market need, as well as providing a number of supported living units.
- 5.5. Careful consideration of the adjacent Conservation Area has influenced a low-density and low build height scheme which is designed to have minimal impact on heritage assets.
- 5.6. A new large wildlife area is proposed, which will provide a net gain in biodiversity on site.
- 5.7. The new dwellings will be high-quality and employ sustainable technology throughout construction to provide energy efficient homes.
- 5.8. Although the homes would be new build, they will utilise traditional materials, craftsmanship and staggered rooflines to create a visually attractive development which would be a desirable addition to Hingham.

## 6. Appendices

### Appendix A.

#### Hingham Conservation Area – Streetscape

Hingham Conservation Area Character Appraisal and Management Guidelines, December 2016



## Appendix B.

Examples of local developments delivered by Clayland Estates Ltd.



*Examples of completed bungalows*





*Examples of completed bungalows*



## Appendix C.


Applicant's recognition for 'Best Social or Affordable New Housing'



# East Anglia Region Finalist

## Best Social or Affordable New Housing

awarded to  
Victoria Court Bradenham



For building excellence in the delivery of outstanding construction and workmanship

**Project team**  
Hastoe Housing Association - Client  
Clayland Architects - Designer  
Clayland Estates Ltd - Contractor

**Local authority building control team**  
Breckland District Council

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