

HINGHAM

Hingham is identified as a key service centre in the GNLP. 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.

Hingham stands on a low ridge separating the Blackwater valley to the north and the low-lying area of Hall Moor to the south. It has an attractive centre of significant historic and architectural value based around the open areas of The Fairland and Market Place and overlooked by the church which dominates the skyline from distant views. As such, the development boundary excludes the wooded grounds of The Rectory, St Andrews Church and churchyard, the grounds of St Andrews Lodge and The Fairland, as these areas make an important contribution to the character of the town.

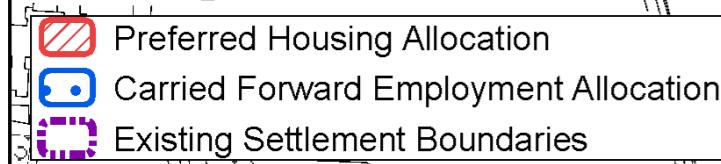
Two sites are identified as preferred options providing for at least 100 new homes in the key service centre (one for 80 homes, one for 20 homes). There are no carried forward residential allocations and a total of 16 additional dwellings with planning permission on small sites. This gives a total deliverable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

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

Hingham

Greater Norwich Local Plan

Settlement Map



GNLP0503

HIN 2

GNLP0520

Hingham

Greater Norwich Local Plan
Settlement Map

Preferred Housing Allocation

Carried Forward Employment Allocation

Existing Settlement Boundaries

GNLP0503

GNLP0520

HIN 2

Metres

0 70 140 280 420 560

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Date Created: 21/10/2019

1:5,000 @ A3

Metres

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Date Created: 21/10/2019

New allocations are proposed

POLICY GNLP0503 Land north of Springfield Way and west of Dereham Road, Hingham (approx. 1.50 ha) is allocated for residential development. This will accommodate at least 20 homes, 33% of which will be affordable.

More homes may be accommodated, subject to an acceptable design and layout being achieved, and any infrastructure issues addressed.

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

- The provision of a safe access onto Dereham Road, including promotion of a Traffic Regulation Order to extend the existing 30mph speed limit along the site frontage.
- Provision of a continuous footway at the west side of Dereham Road from the site access to Pottles Alley.
- The design and layout of the scheme will need to consider and mitigate potential amenity impacts of the neighbouring farm operations.
- Design and layout of the scheme will need to consider and mitigate the areas of surface water flood risk.
- The area of trees to the west of the site will be protected, enhanced and incorporated into the scheme.

Notes

GNLP0503: 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.

HINGHAM

Greater Norwich Local Plan
Preferred Site

Site Reference

GNLP0503

Location

Land north of Springfield Way and west of Dereham Road

Allocation

Residential Development (20 dwellings)

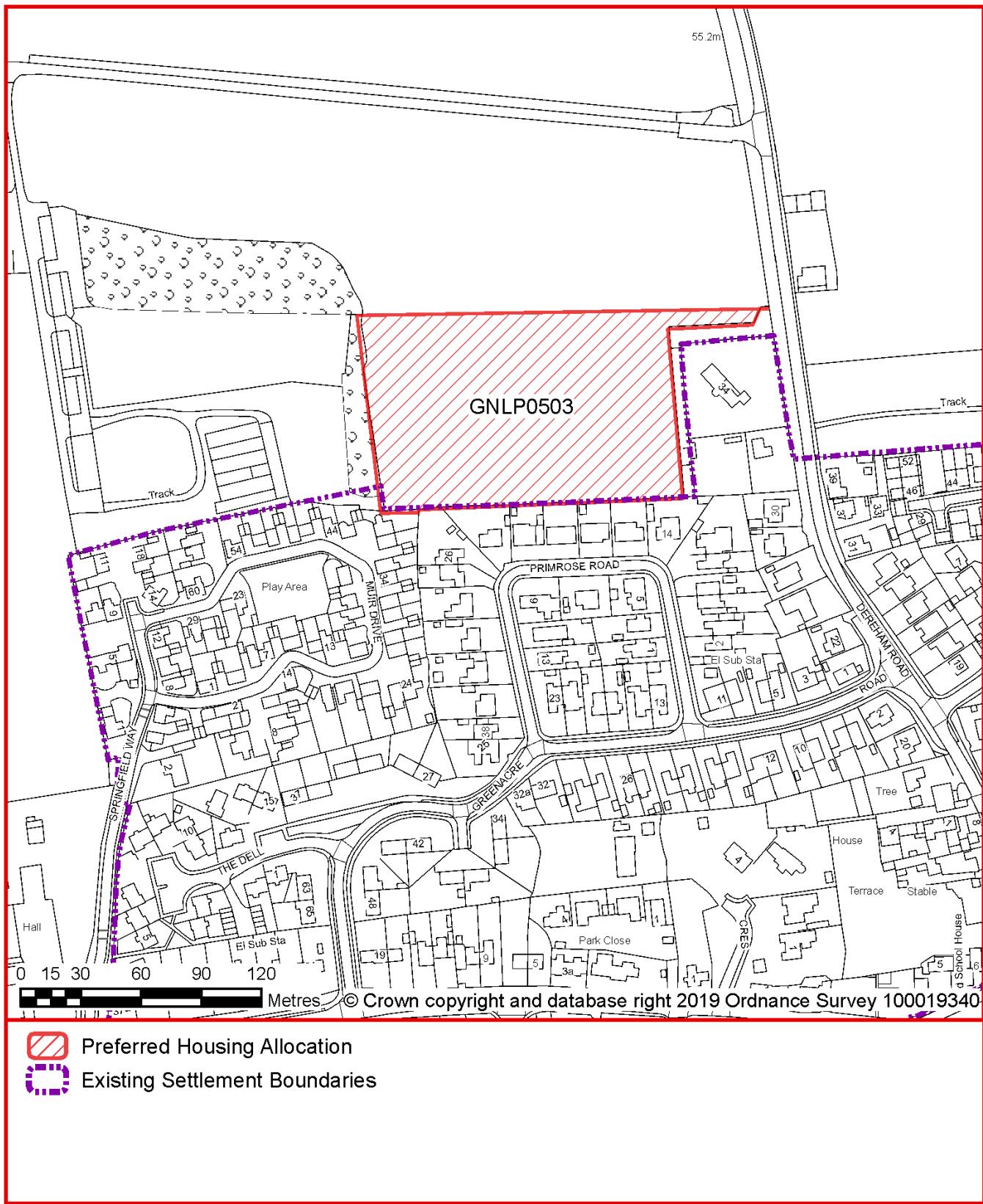
Area

1.50 ha



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@ A4

Date Created: 24/10/2019



POLICY GNLP0520 (part of) Land south of Norwich Road, Hingham (approx. 6.92 ha) is allocated for residential development. This will accommodate approximately 80 homes, 33% of which will be affordable.

More homes may be accommodated, subject to an acceptable design and layout being achieved, and any infrastructure issues addressed. .

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

- TPO oak trees on south side of Norwich Road to be retained.
- Design and layout of the site to create an active frontage along Norwich Road.
- Provision of an adequate visibility splay incorporating footways, to be provided along the whole site frontage.
- Pedestrian refuge in the proximity of Ironside Way, to access local employment opportunities.
- Connectivity of the site to Public Right of Way (PROW) Hingham F9.

Notes

GNLP0520: 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.

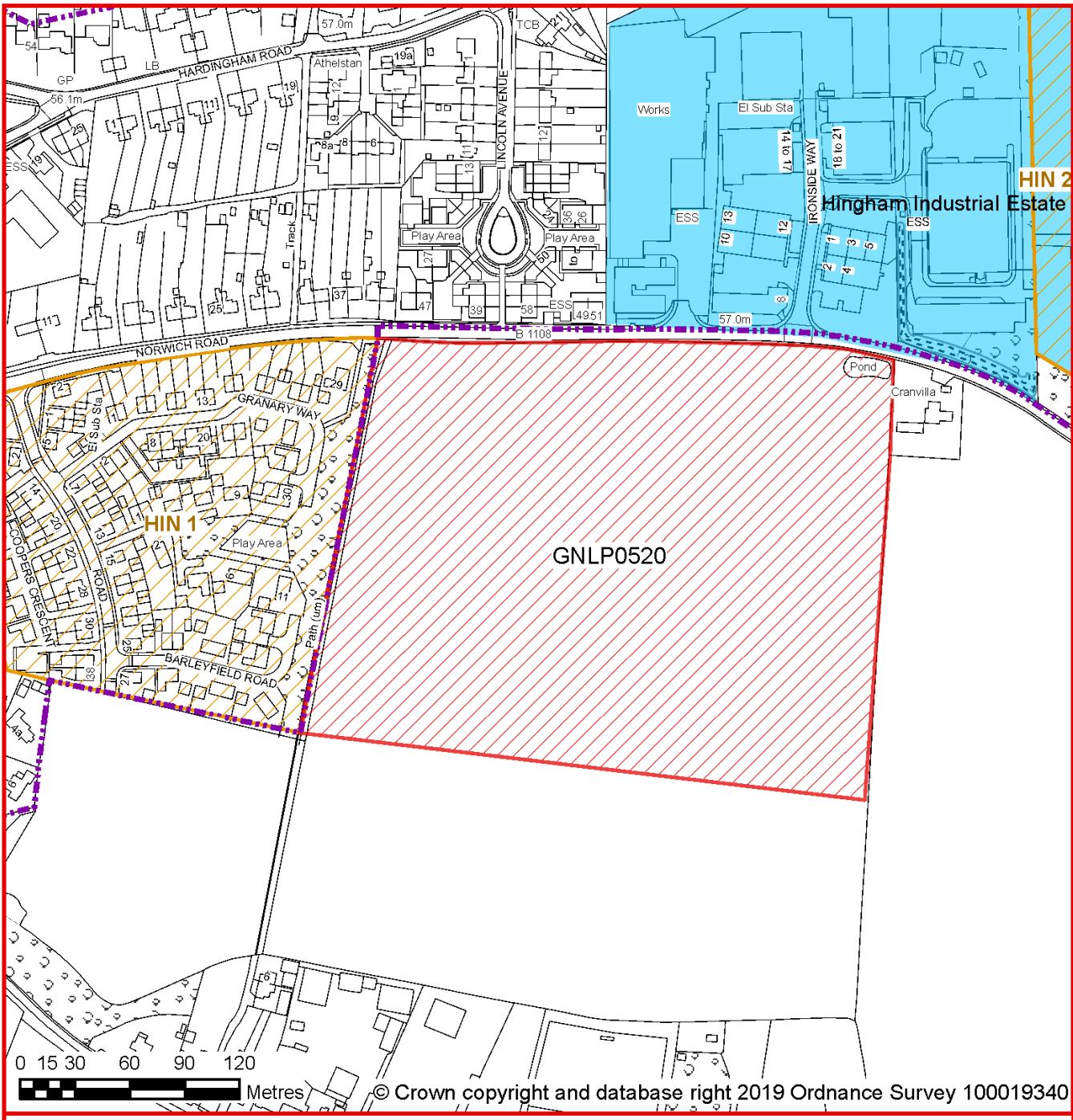
HINGHAM

Greater Norwich Local Plan
Preferred Site

Site Reference GNLP0520
Location Land to the south of Norwich Road
Allocation Residential Development (80 dwellings)
Area 6.92 ha

N
1:3,000
@ A4

Date Created: 24/10/2019



- \ Preferred Housing Allocation
- Existing Settlement Boundaries
- \ Existing Site Commitments up to 2018 (residential and/or employment uses)
- Strategic Employment Sites

Existing allocations to be carried forward

POLICY HIN2 Land adjacent to Hingham Industrial Estate at Ironside Way, Hingham (approx. 2.24 ha) is allocated for employment uses in Classes B1/B2/B8 as an extension to the existing industrial estate.

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

- Local road improvements and a safe access with road access to the site from the existing industrial estate at Ironside Way.
- Wastewater infrastructure capacity must be confirmed prior to development taking place.
- Retention of existing tree belts along northern, eastern and southern boundaries.
- Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.

Notes

HIN2: The site was allocated in 2015 as part of the current local plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the new local plan time-period. The site is re-allocated for employment/commercial development.

HINGHAM

Greater Norwich Local Plan
Carried Forward Allocation

Site Reference

HIN2

(Also shown as commitments
on other maps)

Location

Hingham Industrial Estate at Ironside Way

Allocation

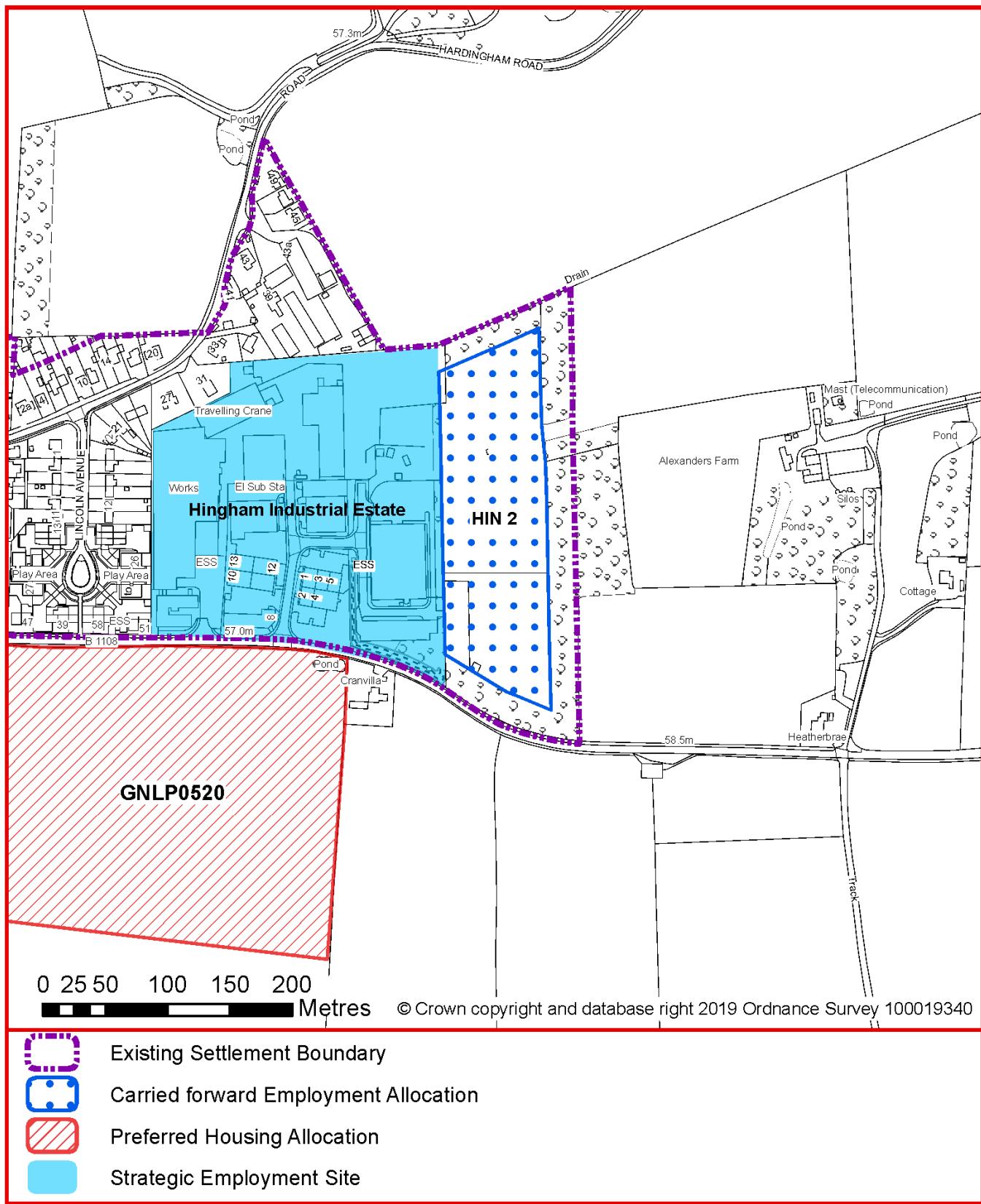
Employment uses in Classes B1/B2/B8 as an extension
to existing estate

Area

2.24 ha

1:4,000
@ A4

Date: 30/10/2019



Existing Settlement Boundary



Carried forward Employment Allocation



Preferred Housing Allocation

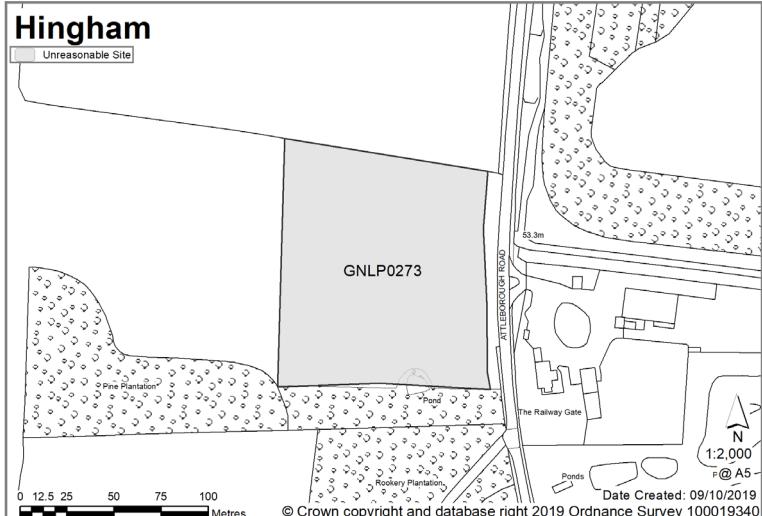


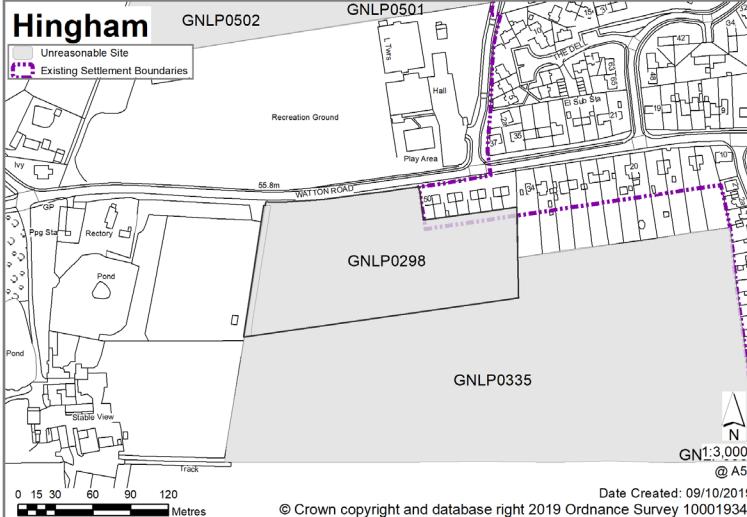
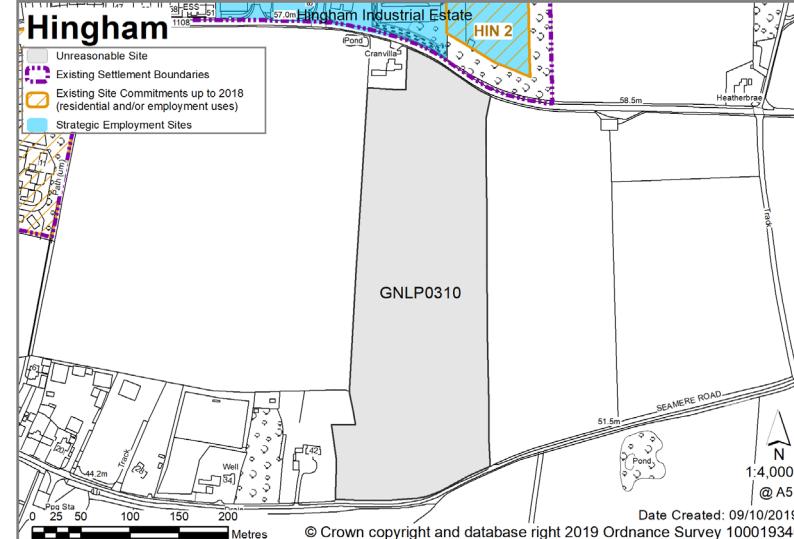
Strategic Employment Site

Reasonable Alternatives

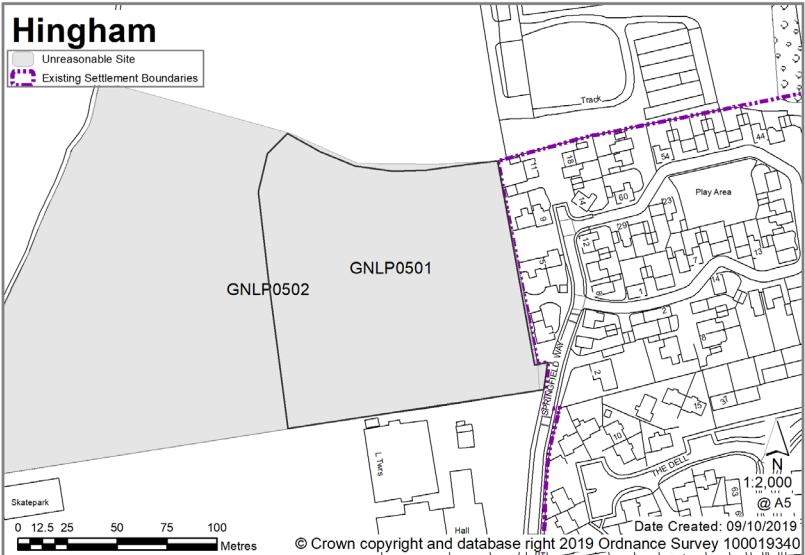
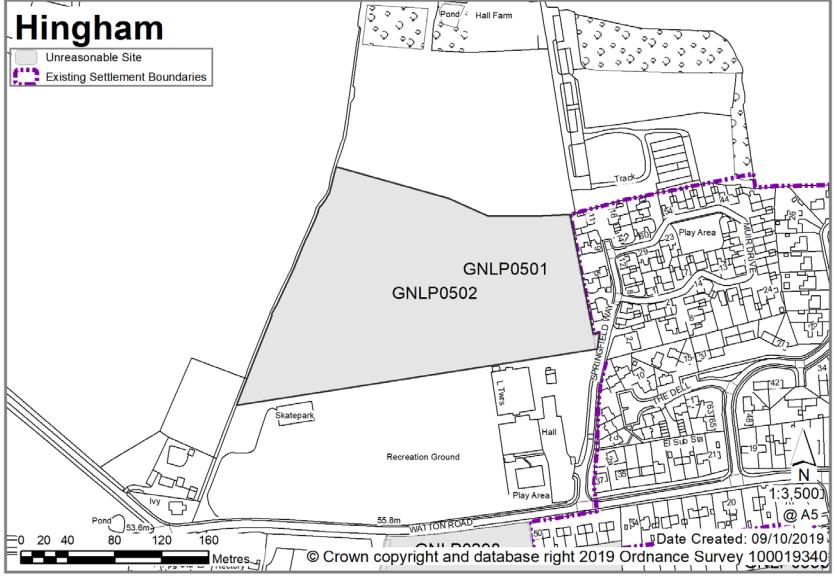
Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Hingham				
NO REASONABLE ALTERNATIVE SITES				

Unreasonable Sites - Residential

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.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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Land south of Norwich Road, north of Seamere Road	GNLP0310	5.65	Approx. 172 dwellings	<p>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 GNLPO520 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.</p>
Land south of Watton Road	GNLP0335	5.81	Approx. 100-200 dwellings	 <p>© Crown copyright and database right 2019 Ordnance Survey 100019340</p> <p>This site is not considered to be suitable for allocation as it would make an odd, backland form of development without the allocation of site GNLPO298, which is also</p>

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

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
			new public open space	acceptable vehicular access on to Springfield Way.
				
Land west of Springfield Way	GNLPO502	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.
				

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

