



# Consultation Response Form

## Hingham Neighbourhood Plan 2023 – 2043

### Consultation on South Norfolk Council proposal relating to Policy HING9 – Allocation of land for community uses

South Norfolk Council is consulting with prescribed persons in accordance with paragraph 13(1) of Schedule 4B of the Town and Country Planning Act 1990. This is in relation to a proposal from the Council to take a different decision to that recommended by the independent examiner of the submitted Hingham Neighbourhood Plan. The proposal, and the subject of this consultation, purely relates to Policy HING9 of the proposed Hingham Neighbourhood Plan.

The Council's proposal regarding HING9 is set out in the South Norfolk Council Proposed Decision Statement which can be found on the Council's website (along with related material) at: [www.southnorfolkandbroadland.gov.uk/planning/future-development/neighbourhood-plans/emerging-neighbourhood-plans-south-norfolk/hingham-neighbourhood-plan](http://www.southnorfolkandbroadland.gov.uk/planning/future-development/neighbourhood-plans/emerging-neighbourhood-plans-south-norfolk/hingham-neighbourhood-plan)

Please use this consultation response form to make comments on the Council's proposal

**Comments on this proposal must be submitted in writing and received by South Norfolk Council no later than 5.00pm on Monday 9th June 2025.**

Please send your completed response form to: [neighbourhoodplans@southnorfolkandbroadland.gov.uk](mailto:neighbourhoodplans@southnorfolkandbroadland.gov.uk)

Alternatively, you can post your response to:

Place Shaping Team, South Norfolk Council, The Horizon Centre, Broadland Business Park, Peachman Way, Norwich, NR7 0WF

#### Privacy Statement

South Norfolk Council takes your privacy very seriously and processes your personal data with your consent in compliance with data protection legislation. Any personal details you supply will solely be used for the purposes of correspondence relating to the Hingham Neighbourhood Plan. Personal details will be retained for one year following the date of adoption of the Neighbourhood Plan. The information you provide as part of this consultation (including your name, and organisation if you represent one) will be made publicly available.

Your Rights: Under Data Protection Legislation you may have the right to access, rectification, restriction, or objection of the processing of your personal data, as detailed in our Privacy Policy. You can contact the Data Protection Officer at e) [data.protection@southnorfolkandbroadland.gov.uk](mailto:data.protection@southnorfolkandbroadland.gov.uk). You also have the right to lodge a complaint with the regulator, the Information Commissioner's Office.

## **Your Response**

**Please state below whether you support, oppose, or wish to comment on South Norfolk Council's proposal in relation to HING9.**

(Please select one option)

Support

Support with modifications

Oppose

Have comments

**Please give details of your reasons for support/opposition, or provide other comments here:**

The revised policies are clearer and more precise following receipt of the Inspector's comments. The follow up feasibility study for Ladies Meadow provides much needed clarity on some of the issues.

I would make two comments.

The revised policy makes clear that suitable mitigation must be provided to ensure proposals fit with it's surrounding environment. However I still feel that this lacks the intention and focus on mitigating the impact of the proposals on the local residents that adjoin the meadow. I would recommend a further line in the policy that states that proposals must include suitable mitigation to offset the light and noise disturbance from any proposals to the neighbouring residents.

Talking to local residents they are unaware of the proposals to further intensify the use of the footpath between Rectory Gardens and The Fairland. It appears to be only me that reads parish minutes and is aware of these consultations. As this is a fairly new proposal that wasn't available in the original consultation I would recommend that local residents adjacent are made aware of this proposal more directly and given the opportunity to respond to this further consultation. I'm trying my best but haven't spoken to everyone.

## Your Details

**Name (Title, First name, Surname)**

John Henderson

**Organisation (if applicable)**

**Address**

**Postcode**

**Tel. No.**

**Email**

**Please state below whether you would like to be notified of the Council's decision on the Neighbourhood Plan proposal**

Yes

No

**From:** Planning Department  
**To:** Neighbourhood Plans  
**Subject:** RE: Hingham Neighbourhood Plan - consultation on South Norfolk Council proposal  
**Date:** 06 May 2025 14:35:54  
**Attachments:**

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Good Afternoon,

Thank you for your consultation regarding the Hingham Neighbourhood Plan – Consultation on proposal relating to Policy HING9: Allocation of land for community uses. Having reviewed the details specific to Policy HING9, I can confirm the Norfolk Rivers Internal Drainage Board has no additional comments to make. Please refer to the Board's comments previously submitted on 23/08/2023 under our ref 23\_2491\_P.

Kind regards,

Lily

**Lily Brough-Steele BSc (Hons)** (she, her, hers)

Assistant Sustainable Development Officer

Water Management Alliance

Registered office: Pierpoint House, 28 Horsley's Fields, Kings Lynn, Norfolk, [PE30 5DD](#)

t: 01553 819600 | e: [info@wlma.org.uk](mailto:info@wlma.org.uk) | [www.wlma.org.uk](http://www.wlma.org.uk)

What3Words: [caring.employ.visit](#)

WMA members: Broads Drainage Board, East Suffolk Water Management Board, King's Lynn Drainage Board, Norfolk Rivers Drainage Board, Pevensey and Cuckmere Water Level Management Board, South Holland Drainage Board, and Waveney, Lower Yare and Lothingland Drainage Board

**From:** [Philip Porter](#)  
**To:** [Neighbourhood Plans](#)  
**Cc:** [Alice Lawman](#); [Spatial Planning](#); [DfT \(transportplanning@df.gov.uk\)](mailto:transportplanning@df.gov.uk)  
**Subject:** Hingham Neighbourhood Plan - consultation on South Norfolk Council proposal  
**Date:** 19 May 2025 16:14:04

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Dear Sir/Madam

Thank you for consulting National Highways on the abovementioned Neighbourhood Plan.

National Highways is a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN).

It has been noted that once adopted, the Neighbourhood Plan will become a material consideration in the determination of planning applications. Where relevant, National Highways will be a statutory consultee on future planning applications within the area and will assess the impact on the SRN of a planning application accordingly.

Notwithstanding the above comments, we have reviewed the document and note that the details set out within the document are unlikely to have an severe impact on the operation of the trunk road and we offer **No Comment**.

Kind regards,

**Philip Porter**

**Assistant Spatial Planner**

Operations (East) | National Highways  
Woodlands | Manton Lane | Bedford | MK41 7LW  
Web: [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk)

For any planning related matters please email [PlanningEE@nationalhighways.co.uk](mailto:PlanningEE@nationalhighways.co.uk)

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**National Highways Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF | <https://nationalhighways.co.uk> | [info@nationalhighways.co.uk](mailto:info@nationalhighways.co.uk)**

*Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ*

Consider the environment. Please don't print this e-mail unless you really need to.

**From:** [Lorraine Houseago](#)  
**To:** [Neighbourhood Plans](#)  
**Subject:** Hingham Neighbourhood Plan  
**Date:** 28 May 2025 15:56:12

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Dear Richard ,

**Our Ref: CNF50481**

Thank you for consulting with us about the above neighbourhood plan Reg 16 consultation. We have no comments to make.

If you have any questions or would like to discuss our recommendations please contact the Historic Environment Planning Team on 01362 869278 or [hep@norfolk.gov.uk](mailto:hep@norfolk.gov.uk).

Yours sincerely,

Lorraine Houseago

**Lorraine Houseago, Historic Environment Assistant**

Community and Environmental Services (Specialist Advice)

Tel: 01362 869278

Correspondence address: Norfolk Historic Environment Record The Archive Centre Martineau Lane Norwich  
Norfolk NR1 2DQ

To see our email disclaimer click here <http://www.norfolk.gov.uk/emaildisclaimer>

**From:** Geoff Bedford  
**To:** Neighbourhood Plans  
**Cc:** Hingham Town Council  
**Subject:** Comment to SNC on Hingham Ladies Meadow consultation - 31 May 2025 10:18:49  
**Date:**

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**Hingham Neighbourhood Plan - Ladies Meadow Project - Transport Assessment by Transport Planning Associates (LPA) for Hingham Town Council**

Comment:

1. This 128 page document is almost unintelligible to non experts in terms of the quantity of evidence (technical jargon) it uses to assess and comment on all the various aspects of the traffic safety, usage, access, etc associated with the Neighbourhood Plan proposal for Ladies Meadow.

However, while many of the conclusions concerning the matters commented on by LPA appear reasonable, the glaring absence of the effects of external housing growth during the GNLP planning period all within a radius of 8 miles of Hingham, and as a designated Key Service Centre, makes most of the figures worthless.

Why? Well, Hingham, Dereham, Wymondham/Hethersett, Attleborough, Great Ellingham, Watton, (Breckland) and possibly a "new town" Snetterton, totalling some 10,000+ new households are planned for our catchment area, plus a proportion of the Government's 942 extra targeted homes for the SNC/GNLP. We can expect these households to produce some 15-20,000 extra cars in our area of interest. Hingham lies at the hub for an unknown, but not inconsequential percentage of these, impacting increasingly on The Fairlands junction and the existing parking problem for our Heritage encumbered townscape.

The infrastructure effects of the inevitable increasing traffic here warrant early and greater attention.

2. The proposed footpath/cyclepath from the Rectory to Ladies Meadow is a possible worry: the increasing popularity of electric scooters, if permitted here, would risk physical confrontations with pedestrians and is not recommended.

3. How will "town centre" visiting drivers be stopped from taking local residents parking spaces attending functions at Ladies Meadow? And vice versa. Are the 40 spaces mentioned just for residents? Is this enough? What maximum number of spaces (overall) are planned/can be tolerated given the land should also be 'sustainable' for future generations to use?

4. I suggest the whole Fairland footpaths/safe pedestrian crossings/waymarking needs a considered, holistic, ie comprehensive review before the detail of the Rectory path to the Ladies Meadow is decided.

This footpath review with NCC was recommendation 13 to Hingham Town Council (HTC) in the 2020 Hingham Road Safety Campaign Findings report. Today, it includes the intermittent pedestrian access from the southern side Watton Road access to the Lincoln Hall and Library and thence to the Market place, crossing\* to the northern side in the Dereham Road direction, including pupil access to the school. The Church Street southern narrow footpath crossing to the Lincoln Hall, etc should be widened as part of the Attleborough Road traffic visibility improvement. At least one pedestrian controlled crossing (probably Zebra crossing) is needed on the B1108 for those with mobility issues.

Every opportunity should be taken to widen footpaths to modern standards where crossings are waymarked, that is being "recommended". Resident and visitor use of footpaths is planned to increase substantially in the planning period; unsafe stepping into the road is commonplace now.. Alternative road surface treatments should be considered to indicate all recommended waymarked and 'secondary' crossing points for pedestrians. (This could be also used elsewhere such as at the Market Place and the convenience store on Norwich Street.)

5. Traffic speed calming raised 'tables', (possibly using an alternative surface treatment) should be considered on the B1108 in association with the recommended crossing\* point towards the Lincoln Hall/Library to aid those with mobility issues. This also provides a driver warning about the junction ahead. (These can be designed to be gentle reminders, not bone shakers! Wymondham has a very good example in use.) It is also worth pointing out that the B1108 will remain the busiest through road by far.

6. Our Hingham Road Safety Campaign also recommended to HTC, and yourselves, that our 2020 Road Safety findings report could and should be seen as a long term aim in a 'Part 2' associated plan covering all matters such as infrastructure safety (etc) improvements not admissible in the NP itself. Together both would form a comprehensive "Town Plan" to be negotiated as a whole with funding authorities for CIP and other, eg Mayoral monies.

To my knowledge we have had no clear reaction to this idea from you or the Town Council.

**Geoff Bedford**  
Former Lead Hingham Road Safety Campaign  
June, 2025

Cc: Hingham Town Council

**From:** Strategic Growth  
**To:** Neighbourhood Plans  
**Subject:** Hingham Neighbourhood Plan - consultation on South Norfolk Council proposal - Anglian Water response 03/06/25  
**Date:** 03 June 2025 09:46:47  
**Attachments:**

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Dear Sir/ Madam,

Thank you for the notification on the focussed consultation on the draft Hingham Neighbourhood Plan.  
Anglian Water has no specific comments to make on the proposed modifications to Policy HING9: Allocation of land for community uses.

Yours faithfully,

**Carry Murphy**  
Chartered Town Planner - MRTPI  
**Spatial and Strategic Planning Manager – Sustainable Growth  
Quality & Environment**



Web: [www.anglianwater.co.uk](http://www.anglianwater.co.uk)  
**Anglian Water Services Limited**  
Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon, Cambridgeshire. PE29 6XU



By e-mail to:  
[neighbourhoodplans@southnorfolkandbroadland.gov.uk](mailto:neighbourhoodplans@southnorfolkandbroadland.gov.uk)

Richard Squires  
Place Shaping Team  
South Norfolk Council  
The Horizon Centre  
Broadland Business Centre  
Peachman Way  
Norwich NR7 0WF

Our ref: PL00793528

Your ref:

Date: 04/06/2025

Direct

Dial:

Dear Mr Squires,

**Hingham Neighbourhood Plan Consultation on proposal relating to Policy HING9:  
Allocation of land for community uses**

Thank you for inviting Historic England to comment on the on proposal relating to Policy HING9: Allocation of land for community uses for Hingham Neighbourhood Plan.

Historic England has no in principle objection to the Council's proposed alternative modification to the policy on the basis of new evidence having been presented following receipt of the examiners report.

We welcome criterion d of the policy which mentions the Church. We would recommend adding reference to the Conservation Area into this criterion.

We welcome the reference in paragraph 8.27 to the adjacent Conserrvation Area and nearby church and need for careful consideration of heritage implications for any proposals.

To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.

Please do contact me, either via email or the number above, if you have any queries.

Yours faithfully,

Debbie Mack  
Historic Environment Planning Advisor, East of England

Date: 09 June 2025  
Our ref: 510668  
Your ref: Hingham Neighbourhood Plan



Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ  
T 0300 060 3900

Mr Richard Squires  
Broadland & South Norfolk Councils

**BY EMAIL ONLY**

[neighbourhoodplans@southnorfolkandbroadland.gov.uk](mailto:neighbourhoodplans@southnorfolkandbroadland.gov.uk)

Dear Mr Squires

**Hingham Neighbourhood Plan - Modification to Regulation 16 Consultation**

Thank you for your consultation on the above dated 25 April 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

**Natural England does not have any specific comments on this draft neighbourhood plan.**

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in [Natural England's Standing Advice on protected species](#) .

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely  
Sally Wintle  
Consultations Team

## Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

### Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)<sup>1</sup> website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, [National Parks \(England\)](#), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from [the Association of Local Environmental Records Centres](#).

**Priority habitats** are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)<sup>2</sup>. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

**National Character Areas** (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)<sup>3</sup>.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)<sup>4</sup> website and also from the [LandIS website](http://www.landis.org.uk/)<sup>5</sup>, which contains more information about obtaining soil data.

### Natural environment issues to consider

The [National Planning Policy Framework](#)<sup>6</sup> sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)<sup>7</sup> sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

### Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

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<sup>1</sup> <http://magic.defra.gov.uk/>

<sup>2</sup> <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

<sup>3</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

<sup>4</sup> <http://magic.defra.gov.uk/>

<sup>5</sup> <http://www.landis.org.uk/index.cfm>

<sup>6</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>7</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

## Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)<sup>8</sup>), such as Sites of Special Scientific Interest or [Ancient woodland](#)<sup>9</sup>. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

## Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)<sup>10</sup>) or protected species. To help you do this, Natural England has produced advice [here](#)<sup>11</sup> to help understand the impact of particular developments on protected species.

## Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see [Guide to assessing development proposals on agricultural land](#)<sup>12</sup>.

## **Improving your natural environment**

Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the [National Planning Policy Framework](#). If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals.

Opportunities for environmental enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to reduce impacts on wildlife.
- Adding a green roof to new buildings.
- Providing a new footpath through the new development to link into existing rights of way.

Site allocations should be supported by a baseline assessment of biodiversity value. The statutory [Biodiversity Metric](#) may be used to understand the number of biodiversity units present on allocated sites. For small development allocations the [Small Sites Metric](#) may be used. This is a simplified version of the statutory [Biodiversity Metric](#) and is designed for use where certain criteria are met. Further information on biodiversity net gain including [planning practice guidance](#) can be found [here](#)

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's [Green Infrastructure Framework](#) sets out further information on green infrastructure standards and principles
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance](#)<sup>13</sup>).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency).

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<sup>8</sup> <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

<sup>9</sup> <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

<sup>10</sup> <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

<sup>11</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

<sup>12</sup> <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land>

<sup>13</sup> <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory [Biodiversity Metric](#) and is available as a beta test version.



Hingham Town Council  
Clerk - Alison Doe  
c/o 47 Hardingham Road  
Hingham  
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NR9 4LX  
hinghamtc@hotmail.com

Place Shaping Team, South Norfolk Council  
The Horizon Centre  
Broadland Business Park  
Peachman Way,  
Norwich  
NR7 0WF

Sent Via email: [neighbourhoodplans@southnorfolkandbroadland.gov.uk](mailto:neighbourhoodplans@southnorfolkandbroadland.gov.uk)

09 June 2025

Dear Sirs

**Hingham Town Council representation in support of Hingham Neighbourhood Plan Policy HIN 9**  
*HING9: Allocation of land for community uses. Approximately 9.66 hectares of land at Ladies Meadow, off Attleborough Road is allocated for a mix of community uses including an extension to the existing cemetery, an area of open space, community hub building and a public car park.*

I am writing to you on behalf of Hingham Town Council regarding the Hingham Neighbourhood Plan as per the current focused consultation which ends at 5pm on Monday 09 June 2025.

Following the receipt of the Pinnacle feasibility study commissioned by Hingham Town Council, and funded mostly via Pride in Place funding, undertaken in order to provide supporting evidence for this land allocation policy, and the concerns raised by Norfolk County Council Major and Estates Development Officer, the Town Council agreed to write a supporting representation to submit to the focused consultation.

This representation was agreed at the Town Council meeting held on 03 June 2025 and is intended to explain the importance of the policy within the Neighbourhood Plan, in order to provide future facilities for the town, as it and the surrounding areas continue to grow through increased numbers of housing development.

The land allocation is integral to a long-term vision to bring about improved facilities to Hingham, it is far more than just the provision of off highway car parking, although this is the most urgent consideration as the Town centre cannot sustain increased parking issues/congestion due to the current unregulated parking on the highway.

Our Neighbourhood Plan will last until 2043, and the considerations with regard to the future needs of the community have been concluded through extensive community consultation. If our Neighbourhood Plan cannot provide for future community facilities (by the exclusion of policy HIN9), there is a real risk

that the community will not see the value in voting positively for the Plan and it may fail to reach a majority positive vote at the referendum, in which case the community will not benefit from having a neighbourhood plan in place.

We anticipate the Greater Norwich Local Plan will be reviewed and further housing will be allocated to Hingham, and this (we anticipate in view of the conclusions of sites put forward for the GNLP) will most likely be allocated to the west of the Town on Watton Road, if this occurs it opens up further opportunity to create connectivity to the land allocation in HIN9 and to explore further opportunities for the future of community facilities (there is a much wider bigger picture here, which we can currently only consider the potential of "off paper").

Hingham is currently very fortunate to have a Town Council, other organisations and volunteers who work hard and are proactive in wanting to bring about change, better facilities and enable the community (including the businesses and services) to flourish, and to be able to sustain the growth that the future will undoubtedly bring. Success of our visions for the future will be dependent on the support of the higher tier Authorities.

Please see below our full representation in addition to this letter. Thank you in anticipation of your time in reading the attached, and I hope I have managed to convey the absolute importance of what we are hoping to achieve.

Yours Sincerely

Alison Doe  
Clerk to Hingham Town Council

**Hingham Town Council representation in support of Hingham Neighbourhood Plan Policy HIN 9**  
HING9: Allocation of land for community uses. Approximately 9.66 hectares of land at Ladies Meadow, off Attleborough Road is allocated for a mix of community uses including an extension to the existing cemetery, an area of open space, community hub building and a public car park.

### **Why the policy is needed**

- Hingham Neighbourhood Plan is to run until 2043, it is a 20 year plan. An allocation of land for community uses within the Hingham Neighbourhood Plan is essential to provide for adequate community assets/facilities for the long-term future of Hingham as that community grows and is subject to the pressures of further house building both within Hingham and the surrounding areas (much of which is within Breckland).
- The need to allocate land for community uses, including car parking, was determined through identifying shortfalls within the current community facilities and community consultation (open days and community surveys) as follows:
  - The current “Village Hall”, Lincoln Hall was built in 1977, the building is not efficient to run and is “ailing”, it is too small with insufficient parking to comfortably accommodate many events such as Craft Fairs and Christmas Markets
  - Hingham does not have a designated off-road public car park (Hingham is the only South Norfolk Market Town without this facility). Parking within the town centre is ad hoc and unregulated, resulting in parking congestion, double and triple parking in some areas, access to junctions and residential properties being blocked, parking on pavements, parking on junctions. The Town Centre is car dominant. Some cars are parked all day reducing available parking spaces turnover, potentially curtailing “visitor flow” to our shops and services. Residents have expressed concern that Hingham is used as an unofficial “park and ride” location, although this is known to happen it has not been quantified.
  - There is no car park to serve St Andrews Church, attendees to events at the church (weddings, funerals, concerts etc) park on the registered village green on the Fairlands. This land is protected by legislation and should not be habitually used as a car park.
  - The current Library building in Hingham is a small ailing wooden constructed building, without a toilet or running water (facilities for staff are accessed at the Lincoln Hall). The library is busy and very much valued within the community, providing a range of activities for all ages (as well as traditional library functions), however better use and promotion of the Library service within Hingham is curtailed due to the size/lack of facilities of the library building.
  - Hingham Town Council have no storage or office space, therefore such provision is provided by the Clerk within their residence. This does not provide a face-to-face access point for the community. The Council have recently been left a donation of archive material that requires housing. Provision of a “town hall” /office/archive is essential for the future running of Hingham Town Council.
  - The cemetery has limited space available for future interments, if the Town Council is to provide a cemetery beyond the next (estimated) 25 years, the cemetery will need to be extended.
- During the consultation process for the Greater Norwich Local Plan, Hingham Town Council (being designated as a key service centre) requested that consideration be given to the allocation of land that could provide for off road car parking for the Town, extension of the cemetery, potential of a new community building and a nature area. There was no such consideration to such facilities within the GNLP, therefore it is necessary to make such a provision within the Hingham Neighbourhood Plan.
- It is understood that ...(taken from a BDC and SNC Newsletter) “Changes to the NPPF ... will likely require a review of the GNLP to accommodate higher housing numbers. The housing numbers set out in the GNLP only meet 74% of the Local Housing Need (LHN) calculated through the new standard

method. Broadland and South Norfolk Councils are not currently able to demonstrate a five-year housing land supply position. This could lead to new housing allocations and development”.

- Hingham has been allocated approximately 80 homes in the GNLP (in its current form), however within the lifetime of the Hingham Neighbourhood Plan, it is anticipated that Hingham will be allocated more housing. This in conjunction with growth of housing in the neighbouring Breckland area (which Hingham serves) will mean additional pressures on the community facilities within Hingham, continued (and increased) parking congestion within the centre of town which currently has free unregulated parking (except for a small stretch of double yellow lines on Church Street), therefore provision for new, improved and additional community facilities (including off road car parking) is essential.

### **Why Ladies Meadow**

- The land is held in the ownership of the Diocese of Norwich, and is adjacent to the former rectory. Hingham Town Council have approached the Diocese and have been in positive discussion regarding acquisition of the land, and a strip of land which currently forms part of the former old rectory garden, which could provide for pedestrian connectivity from Ladies Meadow onto the existing footway network.
- The land is ideally located to provide for car parking to serve St Andrews Church, as well as provision of parking for the Town Centre.
- The land could provide for better pedestrian access from the Town to the cemetery by allowing for the footway position to be moved to within the boundary of Ladies Meadow. Currently the footway running along Attleborough Road is regularly overrun by large agricultural vehicles. Visitors walking to the cemetery and mourners walking from the church to the cemetery have no option but to use this footway.
- During the call for Hingham Neighbourhood Plan call for sites, no feasible alternative came forward.
- The land was put forward within the GNLP for housing (for approximately 200 dwellings), while ultimately discounted, the initial discussion of the site concluded:

“ 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 flooding. 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”.

Forward thought to potential future development allocated to Hingham through GNLP (Local Plan) revisions must be given, and it is of concern that the pressure for the Local Plan to meet a designated land supply may result in this land being allocated for dwellings, thus removing the opportunity for it to provide for much needed future community facilities.

### **Addressing the Examiners recommendation to remove Policy HIN9 and; Addressing the objection to the allocation made by NCC Major and Estates Development Officer regarding the inclusion of policy HIN9**

- It would appear that the examiner proposed the recommended removal of policy HIN 9 following the representation from SNC, regarding the “absence of evidence that constraints can be overcome and that there is a reasonable prospect that the site can be developed for the uses proposed, the Council

considers that this policy does not currently meet the requirements of paragraph 16(b) of the NPPF, which states that Plans should ‘be prepared positively, in a way that is aspirational but deliverable’.

- The Town Council have provided a feasibility study which positively concluded that constraints relating to the vision for the use of the land could be overcome through planning, thus providing evidence that there is a definite prospect that the site can be developed within the life of the Neighbourhood Plan. The feasibility study was predominantly funded by Pride in Place grant funding awarded to Hingham Town Council from South Norfolk Council.
- SNC have forwarded the Feasibility Study to NCC Highways for comment. Following comments received from an NCC Engineer (Major and Estate Development Officer) that the policy would be unsupported, the Town Council have provided further information to SNC regarding the long-standing conversations with NCC Highway Officers regarding road safety and the investment the Town Council have made through the NCC Parish Partnership scheme.
- SNC and the Hingham Neighbourhood Plan steering group and the Town Council have worked together to amend the HIN9 Policy to address the concerns raised by the Major and Estate Developments Officer, who stated they are unable to comment on the policy wording as they remain, in principle, unsupportive of the allocation. Their concern is that they do not believe the proposals (including what they see as the necessary improvements to the local road network) to be deliverable and they would not support any intensification of traffic at the Fairland junction.
- The Town Council would like to address the objection as follows:
  - The Town Council believe that the Major and Estate Developments Officer is not fully aware of the history of, and ongoing dialogue between the Town Council and other NCC Highways engineers. The allocation of HIN9 does not represent a “Major Development” or an “Estate”. Although the policy does present an ambitious positive vision for long term future of provision of community facilities, and is of huge significance to the community; in terms of “development” it is a modest proposal being that it is not development for housing and the proposal is for much of the land to be given over to open land/nature area/increasing biodiversity, and it would appear that the commenting officer has not recognised the overall benefits and improvements to the town (including the opportunity to regulate parking within the town centre to provide for a much safer highway environment) that can be gained by the land allocation.
  - The Town Council have been extremely proactive in trying to address transport and highway issues in the town centre over a number of years and there will be further discussion with NCC regarding highway safety and parking congestion outside of the Neighbourhood Plan process, these key points are demonstrated in the proposed supporting text at 8.26.

“8.26 The Town Council has proactively sought to address highway safety issues in the Town Centre over a period of time and has worked (and will continue to do so) with Norfolk County Council as Highway Authority to create a safer town centre environment. Specific measures have included:

    - 2018 - Extending the 20mph limit to encompass the Fairlands crossroads
    - 2019 - 2023 - Feasibility Study to investigate options for improvements at the Fairlands crossroads, parking restrictions on Dereham Road in the vicinity of the Fairlands junction and parking congestion mitigation at Fairlands, the Market Place and adjoining roads
    - 2024 - Parish Partnership Scheme bid for funding for a collision avoidance sign scheme and a feasibility study for a pedestrian priority crossing point in the Fairlands”.

In addition to this the Town Council are lobbying Norfolk County Council for a reduction in the speed limit on Attleborough Road, as the current 30MPH terminal encourages acceleration towards the bend in the road by the cemetery.

- **Throughout the previous Neighbourhood Plan consultations, NCC Highways had not raised representation against the allocation of land in policy HIN9.**
  - The inclusion of an off road car park within the allocation of HIN9 is intended to reduce parking congestion within the Town, this includes the highway around the Fairland junction, where Dereham Road is regularly parked upon up to the junction with the B1108, double and sometimes triple parking takes place on the spur roads of the Fairland, the Attleborough Road is parked upon in the vicinity of the church entrance. The provision of a car park would work in conjunction with parking restrictions (including timed parking and accessible parking) within the town centre, therefore reducing parking congestion and making for a safer highway environment.
  - There is no evidence that the allocation of HIN9 would in itself lead to an intensification of the Fairland crossroads junction. It is likely to be a balanced change, as there would be a reduction in some current use of the junction (by provision of car parking on Ladies Meadow) as visitors to the town via the Attleborough Road would be directed to the Car Park prior to reaching the Fairland junction. It must be noted that the junction is situated within a 20MPH speed limit, and discussions with NCC officers (following the Fairland/Parking Parish Partnership feasibility study) concluded that due to low serious accident numbers NCC would not support engineered safety improvement to the junction, hence the Town Council applying for Parish Partnership funding for a Vehicle Activated Collision Avoidance Scheme. (Note that the Town Council had previously raised concerns with NCC Highways regarding the issue of intensified use of the Fairland Junction due to increased housing development in neighbouring areas of Breckland, predominantly Great Ellingham, hence the application for Parish Partnership funding for a feasibility study into design improvements to that junction).
  - The future provision of a new community hub building on Ladies Meadow (to replace the Lincoln Hall and Library), could free up other options for creating an off-highway car parking area (where the Lincoln Hall currently stands) therefore giving visitors to the town options for parking depending on their direction of travel (there is a bigger picture to allow the reimagining of facilities within the town).
  - Funding for road improvements could be provided via developer contributions (noting the anticipated GNLP review and potential for further housing to be allocated).
- The Town Council believes that in joining all of the dots together i.e. the provision of some town centre parking restrictions and the provision of a car park, there is a reasonable solution to help resolve the parking congestion which is what the residents and business have asked for during our consultations (both within and outside of the Neighbourhood Plan process). It is of concern that if HIN9, including the provision of off road car parking is not included within the Neighbourhood Plan, the plan will not be supported or voted for positively in a referendum.

## **Conclusion**

Hingham Town Council support the inclusion of the amended policy HIN9 within the Neighbourhood Plan with the amended supporting text. It should be reiterated that the policy for HIN9 is more than the allocation of a car park, it is a land allocation for the provision of a range of community uses which will provide for future new community facilities over the next 20 years to ensure the town can sustain growth imposed upon it by future housing development (within the town and surrounding areas). The Town Council believe that the vision for the provision of those facilities is indeed deliverable within the life of the Plan.



Place Shaping Team  
South Norfolk Council  
Horizon Business Centre  
Broadland Business Park  
Peachman Way  
Norwich  
NR7 0WF

**Our ref:** AE/2024/129513/02-L01

**Date:** 09 June 2025

Dear Sir/Madam

**HINGHAM NEIGHBOURHOOD PLAN - CONSULTATION ON PROPOSAL  
RELATING TO POLICY HING9: ALLOCATION OF LAND FOR COMMUNITY  
USES**

Thank you for your consultation dated 25 April 2025. We have reviewed the documents, as submitted, and have no objection to the proposed modifications.

Yours faithfully

**Mr Alasdair Hain-Cole**  
**Planning Officer**

Direct e-mail [planning.eastanglia@environment-agency.gov.uk](mailto:planning.eastanglia@environment-agency.gov.uk)

Environment Agency  
Iceni House Cobham Road, Ipswich, IP3 9JD.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)  
End



# Consultation Response Form

## Hingham Neighbourhood Plan 2023 – 2043

### Consultation on South Norfolk Council proposal relating to Policy HING9 – Allocation of land for community uses

South Norfolk Council is consulting with prescribed persons in accordance with paragraph 13(1) of Schedule 4B of the Town and Country Planning Act 1990. This is in relation to a proposal from the Council to take a different decision to that recommended by the independent examiner of the submitted Hingham Neighbourhood Plan. The proposal, and the subject of this consultation, purely relates to Policy HING9 of the proposed Hingham Neighbourhood Plan.

The Council's proposal regarding HING9 is set out in the South Norfolk Council Proposed Decision Statement which can be found on the Council's website (along with related material) at: [www.southnorfolkandbroadland.gov.uk/planning/future-development/neighbourhood-plans/emerging-neighbourhood-plans-south-norfolk/hingham-neighbourhood-plan](http://www.southnorfolkandbroadland.gov.uk/planning/future-development/neighbourhood-plans/emerging-neighbourhood-plans-south-norfolk/hingham-neighbourhood-plan)

Please use this consultation response form to make comments on the Council's proposal

**Comments on this proposal must be submitted in writing and received by South Norfolk Council no later than 5.00pm on Monday 9th June 2025.**

Please send your completed response form to: [neighbourhoodplans@southnorfolkandbroadland.gov.uk](mailto:neighbourhoodplans@southnorfolkandbroadland.gov.uk)

Alternatively, you can post your response to:

Place Shaping Team, South Norfolk Council, The Horizon Centre, Broadland Business Park, Peachman Way, Norwich, NR7 0WF

#### Privacy Statement

South Norfolk Council takes your privacy very seriously and processes your personal data with your consent in compliance with data protection legislation. Any personal details you supply will solely be used for the purposes of correspondence relating to the Hingham Neighbourhood Plan. Personal details will be retained for one year following the date of adoption of the Neighbourhood Plan. The information you provide as part of this consultation (including your name, and organisation if you represent one) will be made publicly available.

Your Rights: Under Data Protection Legislation you may have the right to access, rectification, restriction, or objection of the processing of your personal data, as detailed in our Privacy Policy. You can contact the Data Protection Officer at e) [data.protection@southnorfolkandbroadland.gov.uk](mailto:data.protection@southnorfolkandbroadland.gov.uk). You also have the right to lodge a complaint with the regulator, the Information Commissioner's Office.

## **Your Response**

**Please state below whether you support, oppose, or wish to comment on South Norfolk Council's proposal in relation to HING9.**

(Please select one option)

Support

Support with modifications

Oppose

Have comments

**Please give details of your reasons for support/opposition, or provide other comments here:**

Attached with this form is the full Highway Authority response to the Focussed consultation Hingham Neighbourhood Plan Reg 16 Policy HING9 – Allocation of land for community uses

Below is a short summary

The Highway Authority agrees with the Examiner's findings as set out in paragraphs 7.63 and 7.64 of his report as no safe deliverable access solution for pedestrians cyclists and vehicular traffic has been found for the proposed allocation. It is the view of the Highway Authority that there is no suitable policy wording for HING9 to cover the situation.

The Highway Authority opposes South Norfolk Council's proposal in relation to Policy HING9.

Although the Highway Authority cannot support a specific allocation for in the Neighbourhood Plan, it is recognised that this is an important community issue. So that point is not lost, the inclusion in the plan of a criteria-based policy for bringing forward land for community uses would be supported.

Norfolk County Council looks forward to continuing work with Hingham Town Council and South Norfolk Council to help progress community use proposals for Hingham.

## Your Details

**Name (Title, First name, Surname)**

Richard Doleman

**Organisation (if applicable)**

Norfolk County Council

**Address**

County Hall  
Martineau Lane  
Norwich

**Postcode**

NR1 2DH

**Tel. No.**

**Email**

**Please state below whether you would like to be notified of the Council's decision on the Neighbourhood Plan proposal**

Yes

No

## **Focussed consultation Hingham Neighbourhood Plan Reg 16 Policy HING9 – Allocation of land for community uses**

### **Norfolk County Council Highway Authority Response June 2025**

It is recognised that the Highway Authority did not comment on HING9 at earlier stages of the plan, however as a direct consequence of the Examiners' recommendation to delete policy HING9 the Highway Authority has engaged in a detailed consideration of the allocation. This response is based on the consideration of the latest evidence supplied by the promoters to support the proposed allocation for community uses.

The Examiner recommended deleting policy HING9.

*Plainly further work needs to be undertaken on the package of uses proposed for the site and securing safe and convenient pedestrian access between the site and the town centre. As such it is not possible to conclude that the proposal will be deliverable in the Plan period.*

*Based on all the available information, I recommend that the policy is deleted from the Plan. Whilst it takes a very ambitious approach, the policy offers no assurance that the proposal can be delivered in the Plan period.*

Since the Examiner's report of September 2024, the further work asked for by the Examiner to develop the pedestrian, cycle and vehicular access to the site has been carried out. That work has been shared with the Highway Authority and there have been detailed discussions with South Norfolk Council to consider proposals to provide safe highway, pedestrian and cycle access to the site.

The proposal has been thoroughly considered and taken through the County Council's internal process for considering allocations and applications.

The findings taken from the minute of that meeting held on 2 June 2025 were:

**Hingham:** *Allocation of land for community uses and car park (HING9). The intention is for the new car park to relieve some of the parking issues in the centre of Hingham. The allocation is to be accessed off Attleborough Road with a proposed pedestrian connection through to Church Street using land owned by The Rectory to the north of the site.*

*There are significant concerns over that allocation and more information gathering is required before the Highway Authority would support allocation of the site in the Hingham Neighbourhood plan, for the following reasons*

- *A continuous and suitable pedestrian link on Attleborough Road is not achievable.*
- *Pedestrian access to the site from Church Street requires 3rd party land. There is no guarantee that this land can be secured*

- *The allocation will intensify the use of the stop junction of Attleborough Road and Church Street. This junction has restricted visibility with no opportunity for meaningful improvements to render it suitable for the intensification of use engendered.*
- *It is not certain that visibility at the site access is achievable due to mature trees. The plan provided isn't clear on this.*

*Further evidence is required that these issues can be satisfactorily overcome before the Highway Authority would support allocation of the site in the Hingham Neighbourhood plan,*

***Resolution:*** *Objection to allocating the site in the neighbourhood plan. The proposals can be considered outside the plan making process subject to more detail provided and discussions with the town and district councils.*

Despite the detailed discussions the Highway Authority has been unable to agree a safe access solution that meets the needs of pedestrians, cyclists and vehicles.

Therefore, the Highway Authority agrees with the Examiner's findings as set out in paragraphs 7.63 and 7.64 of his report as no safe deliverable solution has been found. It is the view of the Highway Authority that there is no suitable policy wording for HING9 resolve the situation.

### **The Highway Authority opposes South Norfolk Council's proposal in relation to Policy HING9.**

Although the Highway Authority cannot support a specific allocation for in the Neighbourhood Plan, it is recognised that this is an important community issue. So that point is not lost, the inclusion in the plan of a criteria-based policy for bringing forward land for community uses would be supported.

Norfolk County Council looks forward to continuing work with Hingham Town Council and South Norfolk Council to help progress community use proposals for Hingham.