

# **HINGHAM**

## NEIGHBOURHOOD PLAN

### Strategic Environmental Assessment Screening Report

**July 2023**

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## **1. Introduction**

- 1.1 The purpose of this report is to determine if the Hingham Neighbourhood Plan requires Strategic Environmental Assessment (SEA) through a process known as SEA screening.
- 1.2 The Hingham Neighbourhood Plan has been commissioned by Hingham Town Council and developed by a Steering Group of residents. A map showing the Neighbourhood Plan area for Hingham is in Appendix A. The first draft of the Neighbourhood Plan is being prepared for 'pre-submission consultation' in July 2023. The draft objectives and policies considered in this SEA screening report have not yet been signed off by the Steering Group. Should the draft policies change in a significant way, the SEA screening process will be repeated. The draft policies used in this screening are dated 11 May 2023.
- 1.3 This report fulfils the requirements of European Directive 2001/42/EC on the Assessment and Effects of Certain Plans and Programmes on the Environment, and the Neighbourhood Planning (General) Regulations 2012 as amended.
- 1.4 This report provides details of the pre-submission Neighbourhood Plan policies and explains the legislative background to SEA screening, before providing an account of the SEA screening exercise for the Hingham Neighbourhood Plan.

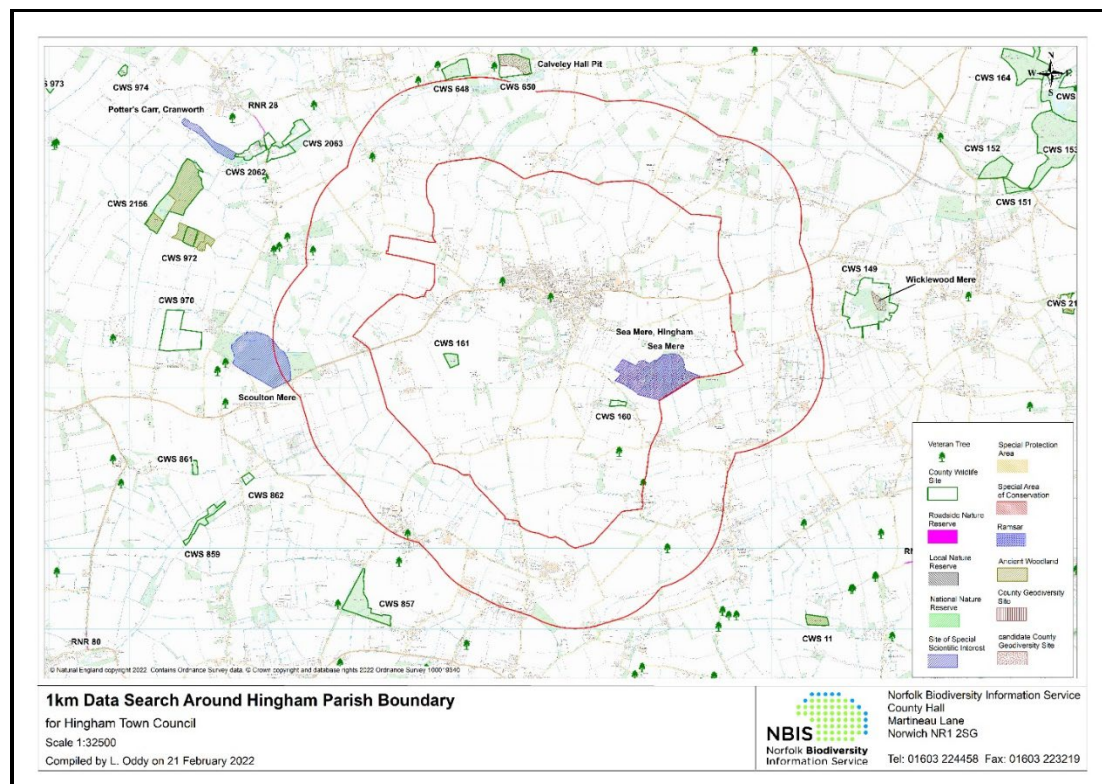
## **2. The Hingham Neighbourhood Plan**

- 2.1 The Hingham Neighbourhood Plan Steering Group has developed the draft aims, vision, objectives and policies of the Neighbourhood Plan through community consultation. The purposes of the draft Neighbourhood Plan policies are to build upon policies within the adopted South Norfolk Local Plan and the emerging Greater Norwich Local Plan specifically for the parish of Hingham.
- 2.2 Due to the level of new housing growth proposed in the emerging Local Plan, the Hingham Neighbourhood Plan is not proposing to specifically allocate further sites for development. Instead, its proposed policies will focus on managing the impacts of the proposed growth and ensuring that the community benefits are realised.
- 2.3 To realise the community needs identified through consultation, a site is allocated through the Neighbourhood Plan for a mix of community uses including an extension to the existing cemetery, an area of open space and a public car park.
- 2.2 A Data Profile for Hingham Neighbourhood Plan has been completed, which contains information on community infrastructure, housing and the built-environment, transport and access and environment and landscape. Information from the data profile is used within this SEA screening.
- 2.3 The Sea Mere, Hingham Site of Special Scientific Interest (SSSI) is located on the eastern boundary of Hingham parish. The majority of Hingham parish is within the

SSSI Impact Risk Zones for Sea Mere SSSI and Scoulton Mere SSSI. There are two County Wildlife sites in Hingham Parish CWS 160 Moneyhill Meadow and CWS 161 Gurney's Wood. The designations can be seen in Figure 1 below.

**Figure 1: Map showing designations in Hingham parish.**

**Source: Norfolk Biodiversity Information Service. Map obtained 09.03.2022.**



- 2.4 The vision for the Neighbourhood Plan is: The parish of Hingham will continue to be a thriving community and attractive market town with a distinctive Georgian centre, within a beautiful working rural landscape. It will have a range of housing types and tenures to suit all ages and incomes, supported by community infrastructure and employment opportunities. Housing will be integrated and reinforce the existing characters of the parish. The town's local heritage and green spaces will be protected, whilst maintaining connections with its rural environment. Development will be sustainable, well designed, and suitably located, with sufficient public and private parking. The area will continue to be a desirable place to live, work and visit for current and future generations.
- 2.5 The overarching aim of the Hingham Neighbourhood Plan is to contribute to the achievement of sustainable development as outlined in the NPPF. Sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

2.6 The draft objectives are:

- Objective 1: To ensure a mix of sustainable development which meets the needs of the community, is well-designed and suitably located, complementing the distinct heritage and character of Hingham and takes into account the impacts of climate change.
- Objective 2: To protect and enable a diverse range of accessible and suitable amenities to fulfil the current and future needs of Hingham.
- Objective 3: To sustain and support the growth of new and existing businesses that are appropriate in size and location, to enhance employment opportunities in the parish, including home working.
- Objective 4: To ensure pedestrians and vehicles routes, including parking, are safe, sustainable, integrated and adequate, to serve the needs of Hingham residents, businesses and visitors.
- Objective 5: To protect and create green spaces and valued views within and around the town, maintaining the rural setting of Hingham and the biodiversity it supports.

2.6 The draft policies are:

**HING1: Sustainable development**

The Neighbourhood Plan seeks to achieve ‘sustainable development’ which improves the economic, social, and environmental well-being of the parish of Hingham and its residents and ensures that sufficient infrastructure and services are in place to support future growth.

New development should benefit the economic wellbeing of Hingham by helping to build a strong and vibrant local economy, to support growth, innovation and employment opportunities; and by identifying and coordinating the provision of infrastructure.

Development proposals in Hingham should support a strong and healthy community, by ensuring that the number and range of homes provided meet the needs of present and future generations in the town. New development should create well-designed beautiful and safe places with open spaces that reflect current and future needs, and which support the health, social and cultural well-being of local residents. Development proposals should protect and enhance Hingham’s natural, built and historic environment; improve biodiversity, encourage the prudent use of natural resources and materials, minimise waste and pollution, and mitigate and adapt to climate change.

Proposals for new development should take Hingham’s particular local circumstances into account, reflect its character, needs and opportunities.

## **HING2: Location and scale of new housing**

### **Location**

The focus for the location of new housing development within the parish over the plan period, will be within the existing defined development boundary or through specific allocations.

The preference is for new housing to be located close to existing development in the built-up area particularly to the north, south and west of the town, within easy distance of the town centre, and with good access to other community facilities and seek to create a co-ordinated and balanced settlement pattern.

New development proposals should be located to avoid adverse impacts on sites of ecological value in the parish and areas known to be at risk of flooding and surface water pollution.

Development should seek to avoid the continuation or consolidation of development to the east of the town along Norwich Road, thereby creating new dwellings which are located remotely from the town centre and distant from the town centre shops, and other community facilities such as the school, the surgery and the village hall.

### **Scale**

Where a development of 10 or more dwellings or a site area of more than 1 acre is proposed, the site should be brought forward through a 'Masterplan' style approach informed by public engagement and collaboration. Proposals should deliver a sustainable development within the built-up area, with a seamless relationship and connectivity between the existing development, services and facilities and the new development, in terms of layout, design, density, character and natural environment.

Proposals for all new infill or windfall development (including individual houses or small groups) within the existing defined development boundary will only be supported where the site:

- a. would maintain and enhance the form, character and setting of the area.
- b. will not have an adverse impact upon the historic environment or natural environment of the parish.
- c. is well related to the existing pattern of development. Hingham has self-contained, logical, natural boundaries.
- e. would not have an adverse impact upon highways and provides adequate parking
- f. provides safe access to local facilities.

Proposals outside the defined development boundary, (except for the conversion of existing buildings or the re-use of brownfield sites) which do not meet an essential need as defined in adopted national and local policies will be considered on their merits.

### **HING3: Housing mix**

Proposals that provide for a range and mix of all housing sizes, in order to maintain a balanced and inclusive community and meet local needs (both current and future) will be supported.

The mix of new housing in the parish will be provided in accordance with current and future local needs identified in the AECOM Housing Needs Assessment produced in August 2022 (or relevant successor document) and the most up to date Strategic Housing Market Assessment and community preferences expressed in the Neighbourhood Plan Household Survey.

#### **Size**

Where new housing is to be provided, it should be provided in line with the following mix:

- 3-bedroom homes (approximately 50 per cent).
- 2- and 4-bedroom homes (20 per cent + 20 per cent).
- 1 bedroom and 5+ bedroom homes (5 per cent +5 per cent).

#### **Affordable Housing**

Where affordable housing is to be provided (which will be provided in accordance with JCS Policy 4 or the relevant successor policy<sup>10</sup>) it should be provided as:

- 50 per cent Affordable rented.
- 50 per cent Affordable Routes to Home Ownership consisting of
  - o 25 per cent (of the overall total) should be First Homes.
  - o 15 per cent (of the overall total) should be shared ownership.
  - o 10 per cent (of the overall total) should be Rent to Buy.

#### **Type**

Proposals that provide for a mix of housing type including those that can be adapted to meet the needs of people with disabilities or limited mobility such as bungalows will be supported.

Proposals for self-build or sheltered housing that meets the requirements of the policies in this plan will be supported.

### **HING4: Design**

The design of all new development in Hingham should reflect the town's local distinctiveness and seek to enhance the quality of the built environment and Hingham's overall character.

Proposals for new housing development should be of a high standard of design and have regard to the guidance set out in the Hingham Design Guidance and Codes, including for the relevant character area.

Such development should pay careful consideration to the following design elements, as appropriate to the scale of development proposed.

## **Layout**

- i. Proposals should provide variation in the positioning and orientation of buildings to the street for visual interest.
- ii. Entrances to new development should be attractive with soft landscaping, retaining existing natural features and providing a pleasant visual approach to the development which assists with the assimilation of the development into the wider landscape. New development at the edge of the settlement must not impede the quality of the existing outward views to the Norfolk countryside.
- iii. The road layout should provide for variation and use the contours of the site to create an interesting pattern of streets, provide adequate pavements, parking and turning places whilst being of sufficient width and to an adoptable standard, for safe use by all road users.
- iv. Where new green spaces are to be provided within a new development consideration should be given to their likely use and location, including opportunities to create a central focus/communal space for a development and to enable all residents to live within easy access of green spaces.
- v. Where affordable housing is to be provided it should be integrated fully into the overall development and indistinguishable in design and quality from other housing.

## **Connectivity**

- vi. High quality new footpath and cycle connections should be provided both within the development and to connect it to the rest of the town, the facilities in the town centre and the wider countryside. New provision should encourage an active lifestyle with a connected network of streets and wide pavements that cater to pedestrians, cyclists and mobility scooters.

## **Style**

- vii. Variation in the design of individual dwellings, including windows, doors, detailing, roof height, pitch and shape, scale and gables is encouraged, provided these provide a positive contribution to the overall built form of the development and to Hingham itself.

## **Materials**

- viii. New developments should reflect the existing material palette across Hingham as set out in the Hingham Design Guidance and Codes. New developments should seek to provide architectural interest where possible by including detailed features on facades.

## **Density**

- ix. The density of new dwellings should reflect the proposed size and use of those dwellings and provide for sufficient outdoor amenity space/gardens which reflects the size of the dwelling. Dwellings should be set back on the plot to allow for both front and rear gardens where appropriate. Landscaping and green infrastructure.



- x. New development at the edge of the settlement should maintain the existing 'green entrances' to Hingham and avoid hard boundary treatments such as railings or walls above eyeline at road edges to assist with a soft transition between urban and rural.
- xi. Such developments should include green verges and appropriate landscaping, such as trees and hedgerows to maintain the rural feel of Hingham, by establishing views between buildings to the countryside beyond.
- xii. Existing features should be retained and incorporated into the overall landscape design of the development.
- xiii. Where new areas of public space are to be provided, proposals should ensure an appropriate range of green areas are provided and that they are large enough to support mature trees and hedgerows. Where areas of green space are lost as a consequence of development they should be replaced by equivalent or better provision.
- xiv. Boundary planting at the edge of the development and between individual dwellings should use species that will enhance biodiversity and adapt to long term climate change, including native species.

### **Parking**

- xv. The provision of new residential parking should be consistent with the size of the dwelling and preferably be provided on plot.
- xvi. Where garages are to be provided they should be of sufficient dimensions to allow access and egress from the vehicle.
- xvii. Provision should also be made within developments for visitor parking, and for delivery and emergency vehicles.
- xviii. The visual impact of car parking areas should be softened with appropriate landscaping areas to ensure that parking is not visually intrusive.

### **Safety**

- xix. All new development (including streets, public spaces, pavements, cycle routes, green areas etc) should be safe and secure for all users and designed to be consistent with the advice in Secured By Design.

### **Drainage**

- xx. Drainage should be provided using Sustainable Drainage Systems (SuDS) to help reduce run off rates by providing attenuation that stores water to help slow its flow, improve water quality by filtering pollutants and to avoid environmental contamination to clean water whilst providing benefits for biodiversity.
- xxi. Sustainable drainage systems should be well designed to ensure that they are integrated into the landscape.
- xxii. Where used, SuDs should not be included in the open space calculation for the site.
- xxiii. The use of non-porous materials for driveways and pavements should be avoided to help reduce surface water pooling and localised flooding.

### **Sustainability**

xxiv. The use of environmental measures which improve energy efficiency, water management and renewable energy is encouraged.

xxv. New development should provide electric charging points and seek to minimise the use of streetlighting.

xxvi. The incorporation of features to benefit biodiversity e.g., bird, bats and owl boxes, measures for reptiles, mammals and amphibians is encouraged.

### **Storage**

xxvii. New developments should make adequate provision for external storage e.g., provision for waste and recycling, garden storage space, water butts, cycle storage etc without this significantly reducing the amount of outside amenity space available for the dwelling.

xxviii. Where storage provision is to be made it should be located to be easily accessible by all users including refuse vehicles and should not detract visually from the character of the area.

### **HING5: Historic environment**

Hingham's historic environment including its Listed Buildings, Conservation Areas and Non-Designated Heritage Assets will be conserved in a manner appropriate to their significance.

New development within the Conservation Areas will only be supported where it respects the historic fabric and preserves or enhances the character or appearance of the Conservation Area, taking into account the significance of any heritage assets affected including the contribution made by their setting. This will be achieved through:

- a. Encouraging the preservation of buildings which contribute to the overall character of the Conservation Area.
- b. Ensuring that new development is sympathetic to the special qualities and character of the Conservation Area through the use of appropriate, high-quality materials, reclaimed materials and reuse of existing materials where possible.
- c. Protecting the setting of the conservation area including views into or out of the area where it contributes to its character and appearance.

New development must avoid or fully mitigate any potential negative impact on Hingham's Georgian heritage. New development should take inspiration from the overall form and massing of the existing Georgian built stock. Timber fenestration on street addressing facades will be preferable in new developments. Openings in the facades of new developments should consider or reflect the symmetry and rhythm of Georgian buildings. New developments which are prominent and in proximity to Georgian assets should reflect the fine grained and street facing nature of the surrounding context.

### **Non-Designated Heritage Assets**

The following are identified as Non-Designated Heritage Assets due to their local historic significance and the contribution they make to the character of Hingham:

1. Hingham Primary School and attached Cottage.
2. Milestones at Bay Tree House, Frostrow and milestone at Junction of Seamere Road.
3. Finger Post signs at junctions of Bond Street & Church Street, Bond Street & Hardingham Road, Deopham Road & Low Road, Ringers Lane & Norwich Street.
4. Nos 37 and 35 Dereham Road.
5. Ivy Lodge adjacent the Sportsfield on Watton Road.
6. Ornamental cottages on Watton Road at Frostrow.
7. Lodge at junction of Watton Road and Park Close.
8. Bus shelter at Fairlands.
9. Bus shelter at Market Place.
10. Royal Observer Corps post on Seamere Road.
11. Granite block outside 42 Market Place.
12. Town Sign.
13. Library.
14. Former congregational chapel.
15. Methodist Chapel.

#### **HING6: Community infrastructure**

New development will be supported if it can be demonstrated that sufficient supporting infrastructure (physical, medical, educational, green, and digital) will be made available to meet the needs of that development. Proposals that would provide for additional community uses or buildings (including meeting spaces, community halls, health and social care uses, new or improved recreation and education facilities) will be supported. Where new development will generate a need for parking in the town centre, a financial contribution will be made towards the creation and ongoing maintenance of the new community owned car park identified in Policy HING 9 below.

#### **Existing community facilities**

Proposals for change of use or that would involve the potential loss of an existing community facility (church, hall, school, surgery, playing fields etc) will only be supported where an improved or equivalent facility can be located elsewhere in the parish in an equally convenient, safe and accessible location or where there is no reasonable prospect of continued viable use, and this can be sufficiently demonstrated.

#### **HING7: New sports provision**

Proposals for new or improved sports and leisure facilities in Hingham such as new sports pitch provision and multi-use all weather games areas, will be supported. New sports and leisure facilities should be located within easy access of the community they serve. Such facilities should be accessible by pedestrians and cyclists and provide for sufficient car parking.

#### **HING8: Allotments and green spaces**

Proposals that would result in the provision of new allotments, children's play areas and spaces, community orchards, new wildlife areas and outdoor meeting spaces will be supported. Such provision should be well connected in terms of safe access by walking and cycling. (See also Hingham Design Guidance and Codes).

#### **HING9: Allocation of Land for Community Uses**

Approximately 10 hectares of land at Ladies Meadow, of Attleborough Road is allocated for a mix of community uses including an extension to the existing cemetery, an area of open space and a public car park.

Development on the site will be brought forward using a master-planning approach co-ordinated by Hingham Town Council to ensure that significant community benefit from the uses on the site is derived.

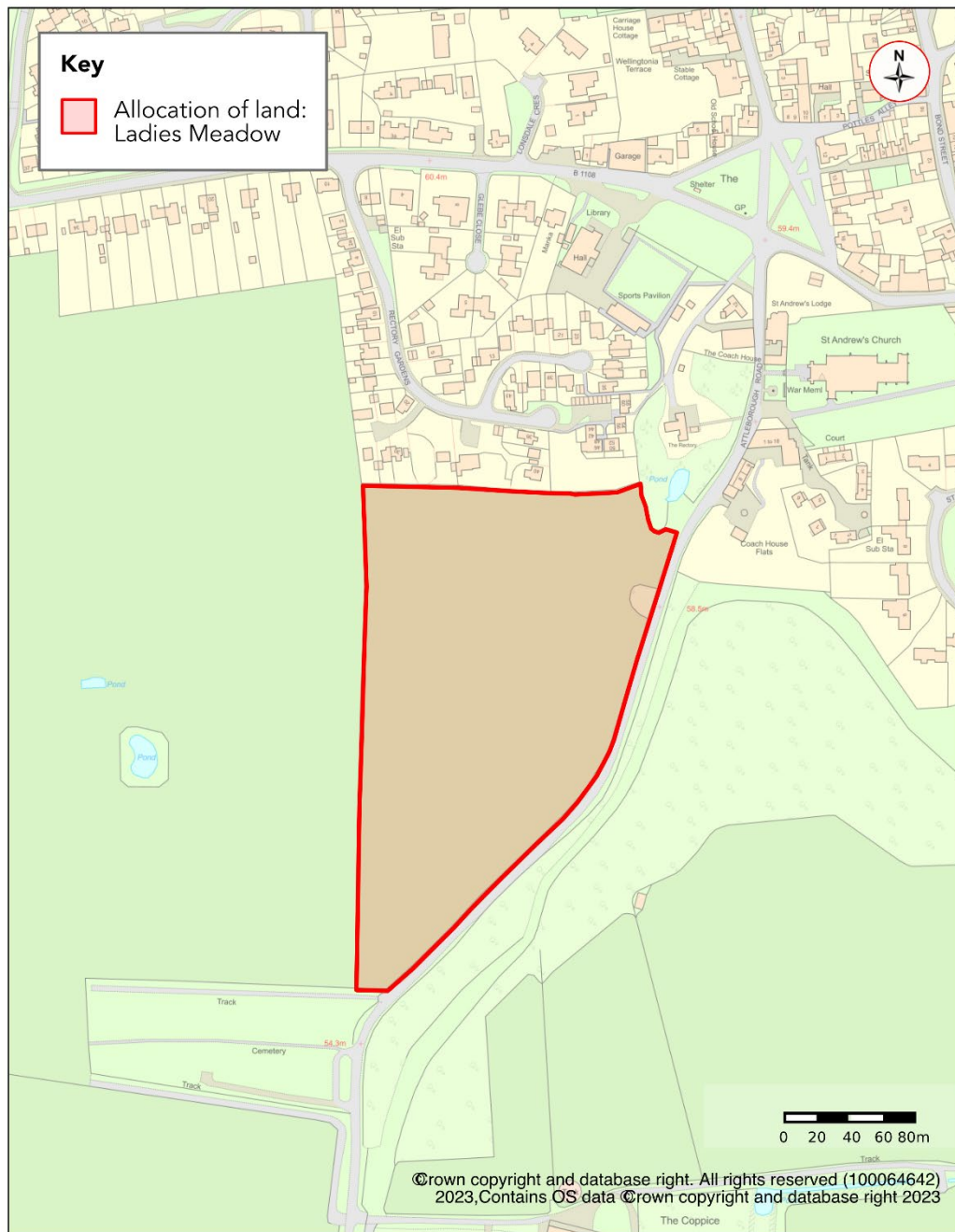
Proposals should ensure that the heritage impacts of any development on this site are considered carefully. Any application should be accompanied by a detailed heritage statement that identifies any heritage impacts and mitigations as appropriate including on the significance and setting of the adjacent St Andrews Church and any other designated heritage assets.

Proposals for development on this site should:

- a) Ensure that the layout of the car park takes account of any flood risk so that there are no adverse impacts upon surface water drainage and that greenfield run off rates are not increased.
- b) Provide details of the layout of the car park including measures to potential pollution impacts caused by surface water run-off.
- c) Make provision for safe pedestrian and cycle connections to the town centre and other areas of the town.
- d) Provide for adequate landscaping of the site boundaries and provide for landscaping within the site to ensure its assimilation into the surrounding area
- d) Provide safe access, turning and egress for vehicles

See also **Policy HING10**

**Figure 2 below: Map showing the location of the allocation of land for Community Uses Policy HING9.**



#### **HING10: Town centre car parking**

Proposals that would provide safe and easily accessible off street, car parking in the town centre available for public use will be supported in principle. This could take the form of the provision of a public car park.

Where such parking is proposed it should be well designed, located within close proximity to the town centre and with easy pedestrian access to the centre to ensure it provides a realistic, attractive and viable alternative to on street parking.

Where a public car park is proposed it should meet the following criteria:

- a. be located within reasonable walking distance from the town centre.
- b. have easy, safe pedestrian connections to the town centre.
- c. have safe access from the road network.
- d. be laid out to enable safe turning and manoeuvring.
- e. have permeable surface to ensure that issues of floodrisk are mitigated and that increased floodrisk is not cause elsewhere.
- f. include provision for electric charging points.
- g. make appropriate provision for safe and secure lighting.
- h. include soft site boundaries to enable assimilation of the car park to the streetscape/landscape.
- i. include provision for disabled drivers and passengers.
- j. include appropriate levels of cycle parking and storage.
- k. include appropriate, well-designed signage.
- l. include provision of 10 per cent biodiversity net gain through the incorporation of wildlife friendly measures.

See also **Policy HING9**.

#### **HING11: Parking in new developments**

Parking in new housing development should make appropriate parking provision for the needs of users, including residents, visitors, delivery drivers and emergency vehicles.

Individual parking provision should take account of the size and location of the proposal and include adequate off-street parking for the size of the dwelling and take account of the number of bedrooms proposed for that dwelling. Where garages are proposed they should be of a size that accommodates a range of modern vehicles and allows easy access to and from them.

Communal parking areas should be located so as not to be too disconnected from the dwelling, and should be located to allow for natural surveillance, security and include provision for electric vehicle charging. Specific provision should be made for visitor parking and parking on verges and pavements which can detrimentally affect the visual appearance of the area and cause highway and pedestrian safety issues will be discouraged. Parking provision (including for cycles, motorcycles) should conform to the principles set out in the Hingham Design Guidance and Codes.

#### **HING12: Improving access and safety**

Proposals in Hingham for new development should maximise opportunities for sustainable transport, including walking and cycling, prioritising these modes as far as possible.

#### **Walking and cycling**

New development should contribute to the health and wellbeing of residents by increasing levels of walking and cycling through the provision of safe attractive pedestrian and cycle routes and crossings suitable for all users. New pedestrian and

cycle routes should provide good connections to the town centre and local services and form a cohesive network for users which allows for access both within the town and to the wider countryside.

Proposals for new development should give high priority to pedestrian safety through the provision of designated pavements.

#### **Traffic generation and safety**

Where new development (over 10 dwellings) is proposed, consideration should be given to both the levels of traffic generated by the proposal and the wider impacts of that traffic. Measures should be included in proposals that address and mitigate potential impacts upon highway and pedestrian safety as well as those on traffic flows or parking elsewhere in the town.

Development that cannot be effectively mitigated and would result in an unacceptable increase in traffic generation, or which would be detrimental to highway safety will not be permitted.

#### **HING13: Protecting and enhancing Public Rights of Way**

Where an existing Public Right of Way is likely to be affected by development proposals, these should take account of its route and incorporate it into the overall layout of the scheme.

Where a Public Right of Way may be unavoidably impacted or lost, appropriate diversions or new routes should be provided that are safe, equally accessible and convenient for users.

Proposals for new development should seek to extend the footpath network and give adequate consideration to the creation of new permissive paths. Existing Public Rights of Way which are incorporated into new developments including bridleways and footpaths should be protected and enhanced. Enhancement can take the form of new routes, connections and improved access points such as gates and stiles, or improved surfaces and/or signage increasing access to the countryside and connectivity between communities. Where enhancements are to be provided they should be designed to be accessible to all users including those with a mobility impairment.

#### **HING14: New and existing business**

Proposals for new employment development and expansions to existing businesses will be supported where they do not have a significant adverse impact upon the character of the area, adjoining uses or the amenity of local residents. Proposals should make adequate provision for parking for employees and customers.

Proposals for new business and employment development on existing employment sites will be supported and these sites will be protected for future employment use.

Proposals which would enable the creation of new small business units/workshops will also be supported. Proposals that would enable or support people to work from home such as small-scale changes of use or extensions will be supported.

Where new buildings are proposed, these should employ sustainable methods of construction and meet the most up to date energy conservation standards such as the BREEAM22 'Very Good' energy efficiency standard, or any equivalent successors.

Proposals for new green/sustainable businesses will be encouraged.

#### **HING15: Retail and town centre**

Proposals will be supported that contribute to achieving a vibrant and viable town centre comprising a mix of retail, service sector, business, hospitality, cultural and residential uses.

The retention of existing retail uses within the town centre will be encouraged. Proposals for residential development at first floor level above existing retail uses e.g. 'living over the shop' will be supported.

#### **HING16: Rural diversification**

New small-scale businesses appropriate to a rural area, particularly those that result in the re-use of redundant or unused historic or farm buildings, will be supported provided that:

- a. there is no significant adverse impact upon the character of the area or the amenity of local residents,
- b. there is no unacceptable increase in traffic generation
- c. the new use remains subservient in size and scale to the existing agricultural operation, which continues to operate.

Support is given in principle to the change of use to redundant agricultural buildings to business uses, subject to compliance with other policies in this Plan.

#### **Renewable energy**

Proposals for the development of decentralised, renewable and low carbon sources of energy will be supported in appropriate locations. Such proposals will need to satisfy the following criteria:

- i. there is support for the proposal from the local community and this can be demonstrated.
- ii. there are no unacceptable impacts upon landscape or wildlife interests.
- iii. there are no unacceptable impacts upon heritage assets, whether designated or non-designated.
- iv. the proposal would not result in an unacceptable level of traffic generation.
- v. the proposal would not result in unacceptable adverse impacts upon the amenity of local residents either through noise, dust, glare, light pollution, flicker or odour.



### **HING17: Local green spaces**

The following are identified as Local Green Spaces for special protection.

1. The Welcomme Space, Children's Play Area
2. Grass area at the junction of Hall Lane and Hall Close.
3. Grass area adjacent 37 Dereham Road
4. Sports fields, play area and surrounding green space at Hingham Sports and Social Club
5. Mill Farm Allotments, Hardingham Road
6. Green area at St Andrew's Close
7. Green spaces at The Fairland
8. Green spaces in Market Place
9. Green space at entrance to The Hops
10. Dereham Road Allotments
11. East side of The Hops/Play area
12. Green space at Hardingham Street and Admirals Walk
13. Green space at Dereham Road near junction with Greenacre Road
14. Play area at Lincoln Avenue
15. Gardener's Green at Bell Meadow
16. Muir Drive Play Area
17. Grass entrance to Ironside Way

Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

### **HING18: Landscape character and important public views**

#### **Landscape setting of Hingham**

The visual scenic value of the landscape and countryside within the Neighbourhood Area, outside the defined development boundary for Hingham, will be protected from development that may adversely affect this character.

Where a development would include any parts of the parish that have sensitive features typical of the Tiffey Tributary Farmland and the Hingham Mattishall Plateau Farmland Character Areas, such as tree belts, mature hedgerows and hedgerow trees, ponds and shallow valleys, these should be incorporated into the design and layout of development proposals such that the locally characteristic patterns can be retained within new land uses.

#### **Important public views**

The following views and vistas are identified as important public views. Development proposals within or which would affect an important public view should take account of the view concerned. Developments, which would have an unacceptable adverse impact on the landscape or character of the view concerned, will not be supported.

1. View from junction of Norwich Road and Seamere Road looking west towards Hingham
2. View towards Hingham Church looking west from Seamere Road
3. View towards Hingham Church looking west from Norwich Road

4. View from Norwich Road looking south over the shallow valley towards Seamere Road
5. View from Seamere Road looking south and west
6. View from Seamere Road looking south towards the Water Mill
7. View from Norwich Road, east of The Hops, looking southwards over dipping farmland.
8. View from Deopham Road looking north-west towards Seamere Road (Church in distance)
9. View from Deopham Road looking north towards Seamere Road across Turf Meadows
10. View from Deopham Road looking north-east across Sea Mere
11. View from Deopham Road looking southeast towards Deopham Church.
12. View from Cadges Lane looking north towards St Andrews Church, Hingham
13. View from New Road looking north towards St Andrews Church, Hingham
- 14 a and b Views from Moneyhill Lane looking north towards St Andrews Church
15. View from Hall Moor Road looking east towards Sea Mere with Deopham Church in the distance
16. View southwards from Pittocks Lane between Manson Green and Southburgh Lane towards Hingham
17. View from FP1 (Dereham Road) looking south towards Hingham
18. View from FP1 (Dereham Road) looking east towards Nordelph Corner
19. View from Hardingham Road looking northwest towards Manson Green
20. View from Hardingham Road looking southeast towards Wymondham with Deopham Church in the background
21. Two-way view from Hardingham Road along a tree line
22. View from FP4 looking back southwest towards Hingham with St Andrews Church in the distance
23. View from FP4 near Nordelph Corner looking south towards Hingham
- 24 View from Sports and Social Club looking west towards Woodrising Road

#### **HING19: Biodiversity**

All development proposals will be expected to protect, improve and enhance existing ecological networks, wildlife corridors and priority species in the parish.

Proposals for major development (10 dwellings and above) should be supported by sufficient baseline data and information in the form of a Phase 1 Study.

Development proposals should conform to the mitigation hierarchy and seek initially to retain existing features and avoid loss or damage of biodiversity. Where loss or damage is unavoidable, the benefits of the development must clearly outweigh the impacts and the development shall provide for mitigation in the form of appropriate replacement or replanting or appropriate natural feature on site before offsetting will be considered. Off-site biodiversity enhancements should be directed to areas identified in any Local Nature Recovery Strategy within the parish.

Development proposals will be expected to provide a minimum of 10% net gain in biodiversity through the creation of new and the restoration and enhancement of

existing natural habitats. This will include the planting of additional trees and hedgerows to restore, connect and repair fragmented biodiversity networks and create new wildlife corridors and habitat areas. Development proposals should retain existing features of biodiversity value within the parish (including ponds, trees (including veteran trees), notable tree lines such as that on Hardingham Road, woodland, hedgerows, and verges, as well as include new features such as street trees, new ponds and hedges.

Where new planting is proposed it should be supported by a method statement for the ongoing care and maintenance of that planting or feature or as a last resort, compensation measures will be sought. If suitable mitigation or compensation measures cannot be provided, then planning permission should be refused.

### **Tree planting**

New tree planting should be of a scale, location and type which adds value, and with a view to optimising benefits to wildlife. New and replacement planting should be of an appropriate species, with landscape maintenance and management plans included within proposals. Planting plans should take account of the expected eventual size of the tree including future shading and the relationship with surrounding buildings. Tree species selection should take into account the changing climate and tree disease and seek to include a mix of native and climate resilient species whilst avoiding invasive species.

### **Wildlife measures**

Proposals for new buildings (including non-residential development) must incorporate measures to protect and enhance wildlife species including the incorporation of wildlife friendly measures e.g., swift bricks, hedgehog doors and insect bricks etc, new garden hedgerows and trees.

**(See Hingham Design Guidance and Codes and Policy HING4).**

### **HING20: Climate change and flood risk**

#### **Climate change, mitigation and adaptation**

Proposals are encouraged to include features in their design that would increase energy efficiency, conservation of water quantity and quality, the development of community green energy generation and reduce carbon emissions.

Development proposals should conform to the principles set out in the Hingham Design Guidance and Code.

Particular encouragement is given for the inclusion of the following:

- Electric charging points in both residential and non-residential developments and located adjacent to the primary parking space.
- Photovoltaic panels on all suitable buildings and structures.
- Energy storage equipment.
- Building orientation to take account of local climatic conditions.
- Air/ground source heat pumps, where appropriate.

- Rainwater harvesting/capture.
- Grey water recycling.
- Passive solar gain.
- Low energy/down lighting (for safety and security).
- Passive ventilation. Thermal mass.
- On site energy generation, such as solar panels in both residential and non-residential developments.
- Encourage the use of reclaimed materials.

### **Flooding**

All new development (including minor development) is required to use appropriate sustainable drainage systems (including SuDS and drainage lagoons), wetland and water features, to protect against pollution, provide drainage and wider amenity, recreational and biodiversity benefits.

Where SuDs are to be used they should be sensitively and safely located within new developments, for example away from children's play areas.

All development will be expected to demonstrate how it can mitigate its own flooding and drainage impacts, avoid increase of flooding elsewhere and seek to achieve lower than greenfield runoff rates. All proposals for development within the Plan area should take account of the advice and guidance on surface water drainage and the mitigation of flood risk obtainable from Norfolk County Council (as Lead Local Flood Authority) and the relevant Internal Drainage Board (as statutory Drainage Board for the Plan area). All development proposals will be required to secure the necessary consents and approvals from those bodies.

### **HING21: Dark Skies**

The existing intrinsically dark skies of the parish will be maintained, where appropriate.

Development proposals will be expected to address light spillage and glare and ensure good lighting management and design (including down lighting and environmentally efficient lighting) particularly where adjacent to the countryside, heritage assets and priority habitats and species identified in Policy HING 18 above.

All outdoor lighting schemes (including street-lighting), should be designed to minimise the overall impact on the environment, including through making use of energy efficient technologies and using technologies that minimise adverse impacts on wildlife. Where appropriate to the development proposal, planning applications should include a detailed lighting scheme/strategy that demonstrates how the proposal addresses both energy and environmental concerns without comprising safety.

Therefore, lighting will only be supported where:

- a. Any future external lighting systems should have minimal impact on the landscape.

b. Any external lighting should minimise light pollution and the adverse effects on wildlife. Lighting should not exceed 700 lumens and be shielded with lighting beams directed downward. No 'permanently on' external lighting should feature in new developments, and security lighting should be motion activated.

c. Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.

### **3. Legislative Background**

- 3.1 European Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment ('SEA Directive') introduces the need to undertake a strategic environmental assessment ('SEA') during the development of some plans and programmes. The main purpose of SEA, according to Article 1 of the SEA Directive, is:

'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.'

- 3.2 The SEA Directive is transcribed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004, which establishes the requirement to undertake a sustainability appraisal (SA) for some documents used for planning purposes. The SA process incorporates the requirement for SEA, but typically has a broader scope and considers the social and economic issues in addition to the environmental effects.
- 3.3 The requirement to undertake SA of supplementary planning documents (SPD) was removed by the Planning Act 2008. However, the need to establish whether the planning document requires SEA, through the SEA Directive, remains. Articles 2 and 3 of the SEA Directive explain which plans and programmes require SEA. The Government's Planning Practice Guidance, suggests that an SPD will only require an SEA in exceptional circumstances, if they are likely to have significant environmental effects that have not already been assessed through the preparation of the Local Plan.
- 3.4 The Neighbourhood Planning (General) (Amendment) Regulations 2015 amends the Neighbourhood Planning (General) Regulations 2013 to provide clarification on the SEA related documents which must be submitted alongside neighbourhood planning proposals. Regulation 2(4) of the amendment regulations 2015 adds to the list of documents that a neighbourhood planning group must submit to a local planning authority with a proposal for a neighbourhood plan, which is presented in regulation 6 of the Neighbourhood Planning Regulations 2012. The additional document which must be submitted is either an environmental report, should SEA be required, or a statement of reasons why an environmental assessment is not required.
- 3.5 The UK left the EU on 31st January 2020. Under the UK-EU withdrawal agreement, a transition period ended on 31st December 2020, during which time all EU law

continued to apply to the UK. During the transition period the UK needed to continue following domestic law that implements EU law, or directly applicable EU law that is given effect through the EUWA 2018. Beyond the transition period, the SEA Regulations, which previously implemented the requirements of the SEA Directive in England, will continue to apply as before unless and until new legislation is introduced.<sup>1</sup>

#### **4. An overview of the screening assessment**

- 4.1 Figure 1 overleaf is taken from 'A practical guide to the Strategic Environmental Assessment Directive' and illustrates the process for screening a Neighbourhood Plan to ascertain whether a full SEA is required (Article numbers relate to European Directive 2001/42/EC).
- 4.2 The screening for Hingham Neighbourhood Plan is highlighted in orange. To carry out the screening process it is necessary to consider each of the criteria set out in Figure 1, this is done in Table 1 on the following page.
- 4.3 Table 2 addresses criteria 8 by considering if the pre-submission draft Neighbourhood Plan is likely to have a significant effect on the environment. This is done by considering the Plan against the criteria for determining the likely significance of effects referred to in the Directive<sup>2</sup>. The criteria are listed in Table 2 of this document.
- 4.4 Once the process set out in Figure 1 has been completed, a screening outcome can be reached and the conclusion can be found in section 5.

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<sup>1</sup> [www.neighbourhoodplanning.org/toolkits-and-guidance/understand-plan-requires-strategic-environmental-assessment-sea/](http://www.neighbourhoodplanning.org/toolkits-and-guidance/understand-plan-requires-strategic-environmental-assessment-sea/) Information obtained 16.05.2023

<sup>2</sup> Article 3.5 of European Directive 2001

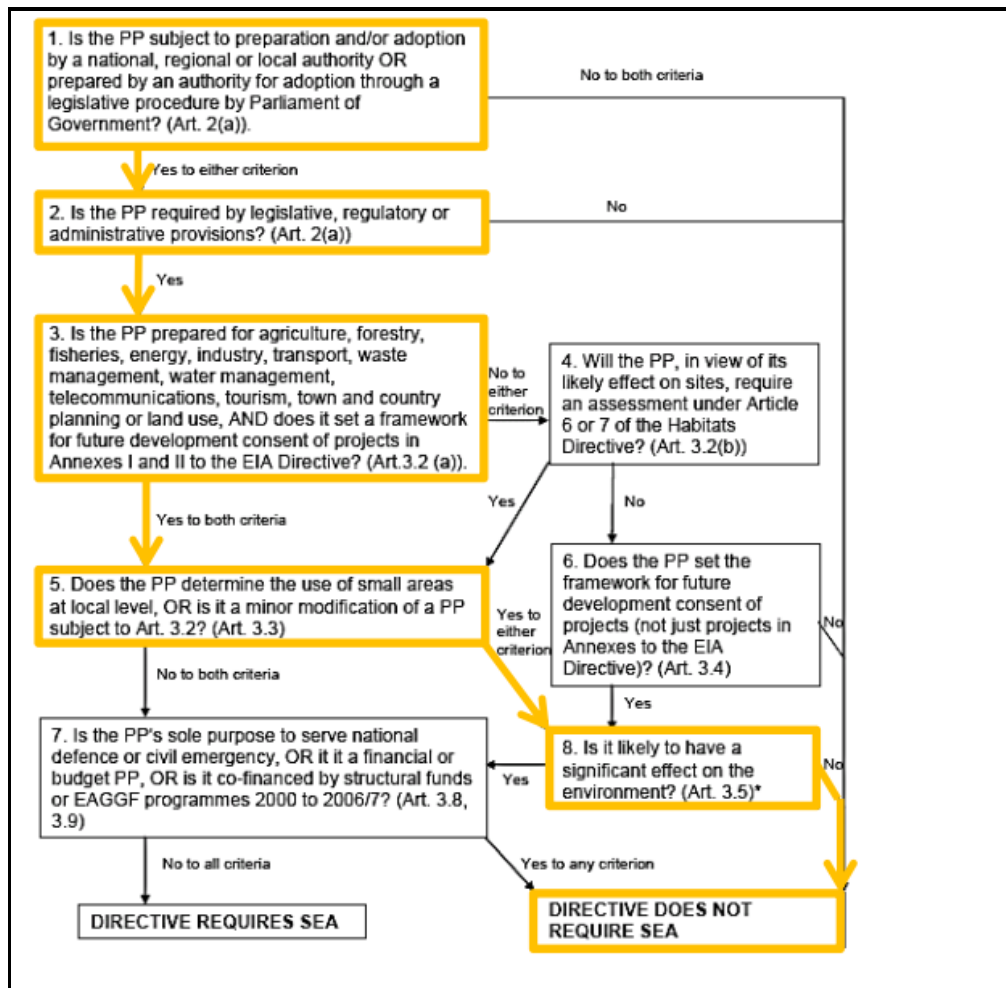


Figure 3 above: Application of the SEA Directive to Neighbourhood Plans.

## 5. The assessment of Hingham Neighbourhood Plan

Table 1 below assesses the need for full SEA of the draft Hingham Neighbourhood Plan. The criteria in Table 1 are drawn from Figure 1 which sets out how the SEA Directive should be applied.

**Table 1: Assessment of the Need for SEA for Hingham Neighbourhood Plan**

Assessment Criteria	Assessment	Reason
1. Is the Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a0))	<b>Yes</b>	The intention is for Hingham Neighbourhood Plan to be adopted by South Norfolk Council through a legislative procedure.
2. Is the Plan required by legislative, regulatory or administrative provisions? (Art. 2(a))	<b>Yes</b>	Hingham Neighbourhood Plan would be a statutory document, prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 as amended.
3. Is the Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIX Directive?	<b>Yes</b>	Hingham Neighbourhood Plan is a document prepared for town and country planning purposes. It aims to influence and shape new development in line with the South Norfolk Plan and emerging Greater Norwich Local Plan.
5. Does the plan determine the use of small areas at local level, OR is it a minor modification of a Plan or Programme subject to Art. 3.2?	<b>Yes</b>	Hingham Neighbourhood Plan will determine the use of small areas at a local level.
8. Is it likely to have a significant effect on the environment (Article 3.5)?	<b>No</b>	Justification is given for this decision in Table 2.

The final question in the SEA screening process for Hingham Neighbourhood Plan was question 8: Is it likely to have a significant effect on the environment? In asking this question, the SEA Directive refers to Article 3.5, which states that the relevant criteria in Annex II of the SEA Directive shall be considered when determining whether there are likely



to be significant effects. Table 2 below, uses the criteria in Annex II to determine if the Hingham Neighbourhood Plan requires SEA.

**Table 2: Determining the Likely Significant Effects of Hingham Neighbourhood Plan on the Environment.**

Criteria in Annex II of the SEA Directive	Assessment	Is there a Significant Environmental effect?
<b>(1) Characteristics of the plan and programmes, having regard, in particular, to:</b> The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The draft Neighbourhood Plan sets a framework for development within the parish in accordance with the South Norfolk Local Plan and the emerging Greater Norwich Local Plan. The draft Neighbourhood Plan builds upon the existing framework by providing some additional details of the nature of development and supplements the existing policy on a local scale only.	<b>No</b>
The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.	The Hingham Neighbourhood Plan will be adopted alongside the South Norfolk Local Plan and provides supplementary information on a local scale rather than influencing the overall direction of the Local Plan.	<b>No</b>
The relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development.	The policies in the Neighbourhood Plan promote sustainable development through managing the impacts of proposed growth through the emerging Greater Norwich Local plan and ensuring that the community benefits are realised.	<b>No</b>
Environmental problems relevant to the plan or programme.	There are not considered to be any significant environmental problems which are specific to the area, above and beyond those addressed in the local plan.	<b>No</b>
The relevance of the plan or programme for the implementation of community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).	The Neighbourhood Plan is in conformity with the South Norfolk Local Plan and is therefore not directly relevant to the implementation of other European legislation.	<b>No</b>

Criteria in Annex II of the SEA Directive	Assessment	Is there a Significant Environmental effect?
<p><b>(2) Characteristics of the effects and of the area likely to be affected, having regard, to:</b></p> <p>The probability, duration, frequency, and reversibility of the effects.</p>	<p>The overall impacts of the Neighbourhood Plan will be in accordance with the Local Plan and unlikely to have significant effects.</p> <p>Policy HING9 allocates a site for mixed community use including a cemetery extension, open space and car parking. The GNLP HELAA (December 2017)<sup>3</sup> concluded that the site is within the 3,000m buffer to the Sea Mere SSSI so any potential impact would need to be mitigated but there are no significant landscape, townscape or historic environment concerns. A new car park would lead to effects on a very local scale and is being proposed to mitigate parking issues in the centre of Hingham identified through community consultation. The policy requires safe access and egress for vehicles and provision of safe pedestrian and cycle connections to town.</p>	<b>No</b>
The cumulative nature of the effects.	The Neighbourhood Plan will not lead to significant cumulative negative effects. The effects of a new car park would lead to small-scale effects at a local area only and reduce the parking issues in the centre of Hingham.	<b>No</b>
The transboundary nature of the effects.	The Neighbourhood Plan is unlikely to have an impact on neighbouring parishes.	<b>No</b>
The risks to human health or the environment (e.g. due to accidents).	The Neighbourhood Plan is unlikely to introduce significant risks to human health or the environment.	<b>No</b>
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected.)	The Neighbourhood Plan area covers the civil parish of Hingham, which has a resident population of 2,367 (2011 Census). The Neighbourhood Plan policies are unlikely to have a significant impact on a wider geographical area or population.	<b>No</b>
<p>The value and vulnerability of the area likely to be affected by the plan due to:</p> <ul style="list-style-type: none"> <li>- Special natural characteristics or cultural heritage</li> </ul>	<p>The Plan Area includes Sea Mere Site of Special Interest on the eastern boundary of the parish. The site allocation HING9 is within the Site of</p>	<b>No</b>

<sup>3</sup> [https://www.gnlp.org.uk/sites/gnlp/files/2021-01/helaa\\_-\\_reg\\_18\\_-\\_dec\\_2017.pdf](https://www.gnlp.org.uk/sites/gnlp/files/2021-01/helaa_-_reg_18_-_dec_2017.pdf). Obtained 15.05.2023.

Criteria in Annex II of the SEA Directive	Assessment	Is there a Significant Environmental effect?
<ul style="list-style-type: none"> <li>- Exceeded environmental quality standards or limit values</li> <li>- Intensive land use</li> </ul>	<p>Special Scientific Interest Impact Risk Zones for Sea Mere SSSI and Scoulton Mere SSSI.</p> <p>The Plan Area includes a Conservation Area that is adjacent to the site allocation within HING9. The policy states that proposals should ensure that the heritage impacts of any development on this site are considered carefully. Any application should be accompanied by a detailed heritage statement that identifies any heritage impacts and mitigations as appropriate including on the significance and setting of the adjacent St Andrews Church and any other designated heritage assets.</p> <p>The Plan contains policies protecting Local Green Spaces, Landscape Character and important public views, biodiversity, climate change and flood risk and dark skies.</p> <p>The Neighbourhood Plan is unlikely to result in exceedance of environmental quality standards. Policy HING9 states that proposals for development on this site should ensure that the layout of the car park takes account of any flood risk so that there are no adverse impacts upon surface water drainage and that greenfield run off rates are not increased. Provide details of the layout of the car park including measures to potential pollution impacts caused by surface water run-off. Make provision for safe pedestrian and cycle connections to the town centre and other areas of the town. Provide for adequate landscaping of the site boundaries and provide for landscaping within the site to ensure its assimilation into the surrounding area. Provide safe access, turning and egress for vehicles.</p> <p>The Neighbourhood Plan is unlikely to result in a significant intensification of local land use. The policy for the expansion of the cemetery, car parking and open space are small scale and of local significance only.</p>	<p><b>No</b></p> <p><b>No</b></p>

Criteria in Annex II of the SEA Directive	Assessment	Is there a Significant Environmental effect?
<ul style="list-style-type: none"> <li>- The effects on areas or landscapes which have a recognised national, Community or international protection status.</li> </ul>	The Neighbourhood Plan policies are unlikely to have a significant effect on the cultural or heritage value of the listed buildings or conservation area or environmental effects on the SSSIs and County Wildlife Sites. The site allocation for a mix of community uses contains mitigations to manage the effects on the environment.	<b>No</b>

## 5. Screening Outcome

As a result of the findings in Table 1 and Table 2, it is concluded that Hingham Neighbourhood Plan is unlikely to have significant environmental effects and full SEA is not required. The allocation of community land for mixed uses contains measures to mitigate the environmental impacts of the car park.

The three statutory consultation bodies, Historic England, Natural England and the Environment Agency were consulted regarding the screening outcomes of this report, in accordance with regulation 9(2) of the Environmental Assessment of Plans and Programmes Regulations 2004. Responses received from Natural England and Historic England can be seen in Appendix B. Natural England and Historic England are in agreement that full Strategic Environmental Assessment is not required.

## Appendix A: Map showing Hingham Neighbourhood Plan Area

Source: South Norfolk Council





## Appendix B: Screening responses from Natural England and Historic England

Date: 27 June 2023  
Our ref: 436254  
Your ref: Hingham Neighbourhood Plan

Ms Vicky West  
Community Planning Officer  
South Norfolk & Broadland District Council

**BY EMAIL ONLY**  
[neighbourhoodplans@southnorfolkandbroadland.gov.uk](mailto:neighbourhoodplans@southnorfolkandbroadland.gov.uk)



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CW1 6GJ

T 0300 060 3900

Dear Ms West

### Hingham Neighbourhood Plan - SEA Screening Consultation

Thank you for your consultation on the above dated 24 May 2023.

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 the Hingham 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.

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

Yours sincerely

Sally Wintle  
Consultations Team

**From:** [Fletcher, Will](#)  
**To:** [Neighbourhood Plans](#)  
**Subject:** RE: PL00793176 - Hingham Neighbourhood Plan SEA Screening Report  
**Date:** 26 June 2023 18:54:09

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Dear Neighbourhood Planning Team

Hingham Neighbourhood Plan SEA Screening Report

Thank you for inviting Historic England to comment on this consultation. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process.

We welcome this opportunity to review the Screening Report for this plan. For the purposes of this consultation, Historic England will confine its advice to the question, "Is it (the Hingham Neighbourhood Plan) likely to have a significant effect on the historic environment?". Our comments are based on the information supplied with the Screening Opinion.

The Screening Report indicates that the Council considers that the plan will not have any significant effects on the historic environment. We note that the plan does not propose to allocate any sites for development.

On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required.

The views of the other two statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made.

I should be pleased if you can send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.

We should like to stress that this opinion is based on the information provided by you with your correspondence. To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SEA process and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the plan) where we consider that, despite the SEA, these would have an adverse effect upon the environment.

Historic England strongly advises that the conservation and archaeological staff of the relevant local authorities are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the Historic Environment Record (HER), how the allocation, policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

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

Yours  
Will

Dr Will Fletcher FSA  
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