

## HINGHAM

### 1. Settlement characteristics

Hingham is a small town located on the B1108 and situated roughly equidistant from the larger centres of Attleborough, Dereham, Wymondham and Watton and some fifteen miles from Norwich. The settlement stands on a low ridge separating the Blackwater Valley to the north from the low-lying area of Hall Moor.

The historical centre of the town is based around the open areas of The Fairland and Market Place both of which are overlooked by the church, which also dominates the skyline from distant views. The grouping of buildings around both spaces, the wooded grounds of The Rectory, the large open gardens to the rear of properties to the east of the Market Place, and the tightly clustered buildings around the narrow streets and lanes north of the major spaces contribute to the unique and attractive character of the town. The historical centre of the town is within a designated Conservation Area, which extends southwards as far as Pitt Square on Hall Moor Road.

Significant post-war estate development has taken place along the radial routes leading out of the town with the most recent estate development taking place south of the B1108 off Hall Road. Further south a looser settlement pattern has developed forming a ribbon of development along Hall Moor Road. To the south east a detached scattering of dwellings has developed along Seamere Road.

The remainder of the parish displays a dispersed rural settlement pattern comprising individual dwellings and farmsteads.

Hingham possesses a good range of facilities including a variety of shops, a library, village hall and surgery. The majority of these are located in the centre of the village. The village possesses a primary school and a pavilion/sports hall with associated playing fields off Watton Road. Public transport provision includes the operation of a Community Car scheme which receives financial assistance from the District Council. The village has the benefit of mains sewerage.

The B1108 runs through the centre of the village providing direct links to Norwich and Watton. Wymondham is readily accessible via the B1108 and B1135 whilst Dereham and Attleborough are accessible via 'C' roads and thence the B1135 and B1077 respectively. The remainder of the internal road network comprises unclassified roads.

### Policies and proposals (see Inset Maps 32A & 32B)

### 2. Development Limit

The Development Limit has been drawn around the existing built-up area to prevent the further extension of development into the surrounding open countryside. The wooded grounds of The Rectory, the churchyard and the grounds of St Andrews Lodge all contribute to the enclosure of The Fairlands, which is a particular feature of Hingham. Because of the important contribution these areas make to the character of the town

they have been excluded from the Development Limit. To the east of Ironside Way the Development Limit has been drawn to include the allocated industrial site.

An 'important frontage' is shown along the north side of Norwich Street comprising the outbuildings and high garden wall of 'Beaconsfield House' which follows the curve of the road and is an important part of the character of this part of the town. Any development which will adversely affect this frontage will be resisted (policy IMP 4).

The valley landscape surrounding the town is within the 'Hingham-Mattishall plateau farmland' landscape character area, as defined in the South Norfolk Landscape Assessment. This area is protected under policy ENV 1.

Within the Development Limit, further residential development will be provided for within the context of policy HOU 6. Outside the Development Limit, proposals for any new development will be assessed against policy ENV 8 and other more specific Local Plan policies where appropriate.

### 3. Housing

Hingham has a good range of services and facilities and has good access to nearby employment centres. However, this has to be balanced against the existing form and character of the village together with unimplemented permissions and other land already committed. The District Council does not therefore propose any further estate scale residential development apart from that already committed.

### 4. Employment

The existing industrial estate is now fully developed, including a two hectare site for one industrial user which was developed during 1991 to the east of the original allocation. A small extension to the estate is considered appropriate in order to take advantage of the success of the site and to encourage local employment opportunities in the Rural Area. Further discussions will be required with Anglian Water, the Environment Agency and the Highways Authority on the drainage and highway aspects of the development. A substantial landscape belt will also be required on the eastern boundary before development commences.

**~~Policy HIN 1: Extension to the industrial estate, north of Norwich Road, Hingham~~**

**~~2.5 hectares of land to the north of Norwich Road is allocated as an extension to the existing industrial estate. The developer will be required to provide satisfactory access and a 20 metre landscape belt on the eastern and northern boundaries of the site before development commences.~~**

**Attention:** Please note that Local Plan policy **HIN 1** has been **discontinued** since 28<sup>th</sup> September 2007 as part of the 'saved policy' process, because the scheme has been completed.

## 5. Commercial activity

The town not only serves the population of Hingham itself but also acts as a service centre for its rural hinterland. The town possesses a range of shops and offices and it is considered that demands for such premises should be encouraged to be provided for in a central location. This would ensure that they are conveniently situated for use by the whole community, and would consolidate the existing 'centre' (see policy SHO 4).

### **Policy HIN 2: Central Business Area, Hingham**

~~In the Central Business Area as defined on the Proposals Map (see Inset Map 32B), proposals for new shops and offices, or a change of use of existing residential accommodation for retail or office purposes will normally be permitted subject to satisfactory access and servicing arrangements.~~

**Attention:** Please note that Local Plan policy **HIN 2** has been **discontinued** since 28<sup>th</sup> September 2007 as part of the 'saved policy' process. Applicants should now instead refer to Local Plan policy SHO 4 (Town centres).