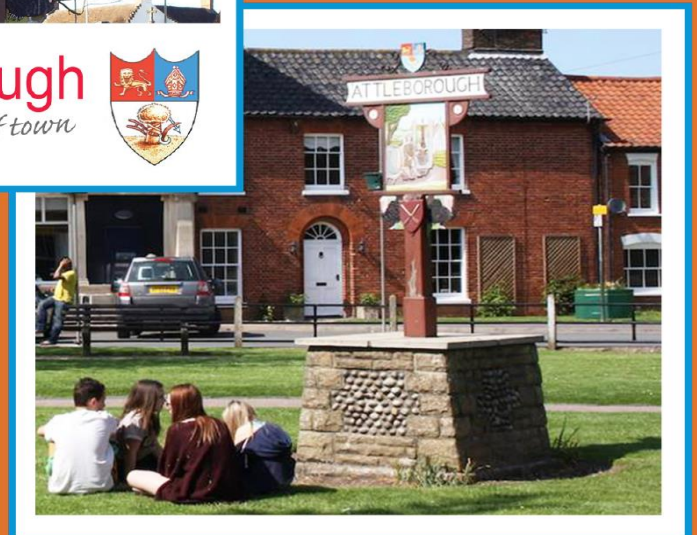
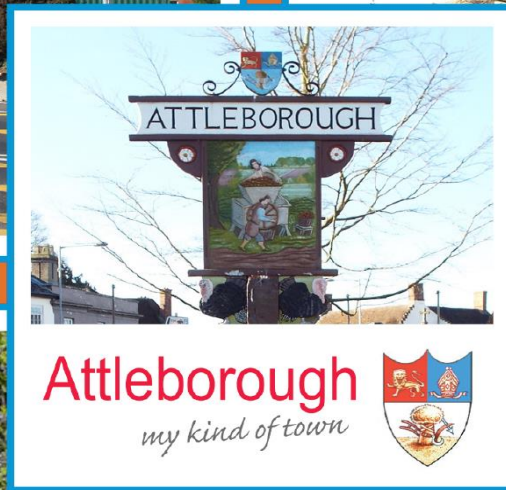


Attleborough

Neighbourhood Plan

2016 - 2036



Referendum Version
November 2017

**ATTLEBOROUGH NEIGHBOURHOOD PLAN
REFERENDUM VERSION**

November 2017

Attleborough Town Council

FOREWORD

Attleborough is a growth town; developments are already taking place and more are likely to follow. Many residents are resigned to accept growth so long as there is infrastructure in place to cope with such growth. We hope that this Plan will help with the challenges.

Attleborough's Plan is a comprehensive document, justified by the expected size of the expansion and the timeframe it covers. It looks to support and strengthen businesses, education, health and wellbeing, as well as catering for sport and leisure whilst encouraging good housing, easy movement in and around town and being generally a nice place to live in.

A considerable amount of time and effort has gone into producing this document. Much of the input has been voluntary. There has also been technical assistance from consultants and support from Attleborough Town Council; all receive my heartfelt thanks.

Tony Perkins

Chairman

Neighbourhood Plan Steering Group 2017

Mayor Attleborough 2015/2016



To get copies of this Plan and the supporting documents, and current or back numbers of *Attleborough Matters* and to register to follow the Attleborough Neighbourhood Plan visit www.attleboroughnp.org.uk or call into the Town Hall.

See the Facebook page <https://engb.facebook.com/AttleboroughNeighbourhoodPlan/>

Abbreviations

Throughout the document you will find reference to organisations, groups, policies and other documents. These will be identifiable as abbreviated in the following table.

Abbreviations used

AHG	Attleborough Heritage Group
ANP	Attleborough Neighbourhood Plan
ANPSG	Attleborough Neighbourhood Plan Steering Group
ATC	Attleborough Town Council
BC	Breckland Council
BfL	Building for Life 12
GNDP	Greater Norfolk Development Partnership
HRA	Habitat Regulations Assessment
LGA	Local Government Association
NCC	Norfolk County Council
NPPF	National Planning Policy Framework
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SME's	Small and Medium-sized Enterprises
SSSI	Site of Strategic Scientific Interest
SUE	Strategic Urban Extension

Acknowledgments

We would like to thank all the past and present members of ANP Steering Group and Theme Groups, the Town Clerk and staff at ATC, The Lively Crew, and all the school students, residents and businesses who have contributed to the ANP.

List of Policies

Theme 1 The Local Economy	LE.P1 LE.P2 LE.P3
Theme 2 Housing	
Theme 3 Transport and Communications	TC.P1 TC.P2
Theme 4 Education and Learning	ED.P1
Theme 5 Health and Social Care	HSC.P1
Theme 6 Sports, Leisure and Community Facilities	SLC.P1 SLC.P2 SLC.P3 SLC.P4 SLC.P5
Theme 7 Environment Sustainability and Design	ESD.P1 ESD.P2 ESD.P3

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SECTION 1 INTRODUCTION

1.1 Introduction to the Attleborough Neighbourhood Plan

1.1.1 The Attleborough Neighbourhood Plan (ANP) sets out the future for Attleborough and how it will accommodate the growth for the town. A Neighbourhood Plan aims to give local people more say and influence about what goes on in their area. The ANP has been produced to cover the period 2016 – 2036, the same end period as for Breckland Council's (BC) emerging Local Plan.

1.1.2 The ANP evidence is based partly on that used for BC's Adopted Core Strategy (2009), also that used for the abandoned Attleborough and Snetterton Heath Area Action Plan. The evidence base now in place for the emerging Breckland Local Plan is also used.

1.1.3 This material is combined with research, which the Attleborough Neighbourhood Plan Steering Group (ANPSG) commissioned from consultants on Play, on Sports and Open Spaces, Health and Social Care and the Local Economy. To examine the reports of all these studies, which are available at the Town Hall, contact the Town Clerk. A Reference disc and hard copy file are also available to see (signed in and out on request at the desk) at the Library.

1.2 How the Neighbourhood Plan fits into the Planning System

1.2.1 BC's Core Strategy and other approved documents in the Development Plan will set the strategic policy. NPPF is also used to determine planning applications. BC is in the process of producing a new Local Plan, and this emerging Local Plan will be given greater weight as it approaches adoption. The ANP gives more local policies to use in the town and its surrounding areas within the ANP boundary, so liaising closely with the BC Local Plans team to ensure the two plans complement each other is very important. Where the ANP has no specific policy, the relevant policies will continue to be in the adopted Breckland Development Plan documents, or, once it is adopted, in the Local Plan. Following a successful referendum outcome, the ANP would be 'made' as part of the Statutory Development Plan for Breckland and would also be a key document used to determine all planning applications within the defined ANP area. The emerging BC Local Plan is currently aiming for adoption in December 2017.

1.2.2 The Core Strategy requires Attleborough to accommodate by 2026:

- 4,000 new homes in a growth location referred to as the Strategic Urban Extension (SUE)
- New employment land in addition to Bunn's Bank and town brownfield sites
- Retail facilities

1.2.3 The ANP however extends to 2036. The ANP accepts that to comply with the Basic Conditions, it includes the SUE as set out in the Core Strategy and will also be in the emerging Local Plan, both higher-level plans. The Localism Act allows the ANP to provide more than this number of houses and amount of employment land, but it does not allow the ANP to provide for less. The ANP delivery strategy includes regular monitoring, to reflect demographic changes and to reflect the pace of delivery. The ANP will be reviewed in 2026 or before if required.

1.3 What is the ANP about?

1.3.1 The ANP looks at a wide range of issues currently affecting Attleborough and also considers what will be required in the future to accommodate the planned growth referred to above.

1.3.2 The key issues that were debated in developing the ANP include:

- How new employment and investment will support the growth of the town
- How the transport network of the town can be improved and adapted to accommodate the growth
- What new community facilities should be provided and where they should go
- How walking and cycling around the town should be improved
- What open spaces and new green infrastructure are needed
- Improving the design quality of new development

1.3.3 The ANP is seeking to be balanced, rather than be a commuter dormitory town, to use the local workforce and to promote and develop new skills in the area.

“It is intended that the ANP should be community led and reflect the fact that we believe any major development in Attleborough should be driven by new employment opportunities, with the necessary infrastructure and services to support it. The vision and objectives reflect that aim, as does the composition of the Steering Group.”

ANP Statement Attleborough Town Council August 2013.

1.3.4 The other key emphasis is on seeking design and construction using appropriate sustainable technologies that will fit into the context of the existing historic buildings and their settings in this attractive market town.

1.4 How this plan is structured

1.4.1 The ANP is set out in seven sections. These are:

Section 1	Introduction
Section 2	About Attleborough
Section 3	Vision for Attleborough and Core Objectives
Section 4	Plan objectives and policies
Section 5	Evolving community projects

1.5 Designation of the ANP Area

1.5.1 The decision notice by Breckland District Council Cabinet to support the application by ATC to undertake the ANP was issued on 11 November 2013, under the Localism Act 2011 Neighbourhood Planning (General) Regulations 2012. The consultation was observed for a period of six weeks up to 27 September 2013, in accordance with regulations. The ANP area designated is the ATC area plus a part of Besthorpe Parish Council, as shown in the designation map on page 11, and the Town Council is the Qualifying Body.

1.6 Sustainability Appraisal and Strategic Environmental Assessment

1.6.1 Neighbourhood Plans must be compatible with EU regulation. The aim is to help promote sustainable development. In order to assess whether the policies and sites in the ANP require a Strategic Environmental Assessment (SEA), ATC consulted BC in December 2015 for a screening opinion, under the process set out in the European Union SEA Directive and implemented in England through Regulations. This screening opinion indicated that an SEA/Habitats Regulation Assessment (HRA) was required as the ANP allocates an employment site. Breckland Council's *Attleborough Neighbourhood Plan Habitat Regulations Assessment - Screening Report* dated September 2016 considered the draft ANP and stated that a habitat assessment will not be required. The report and the original Screening Opinion request submitted to BC are available on request from the Town Hall. They contain considerable evidence base material on the land, water and soil resources, biodiversity designations in the area, flood risk mapping, the Conservation Area and listed buildings locations.

1.6.2 However, the whole ANP still needs to meet sustainability objectives, and this is in part demonstrated by our undertaking a Sustainability Appraisal (SA) of our vision, objectives and emerging policies, testing their social, economic and environmental impacts. The draft SA and SEA/HRA is available on request from the Town Hall and will be put on the ANP web site.

1.7 Consultation on the ANP

1.7.1 Full information on the consultation is in the Consultation Statement. The Vision and Core Objectives were developed with the local community at a series of community engagement events and exercises from 2013, but are based on earlier work, including that undertaken even before neighbourhood plans were a possibility. The idea of the SUE was presented to the community by John Thompson Associates for Attleborough Land and was extensively debated in a community consultation weekend in 2010. Following the decision to proceed with the ANP in 2013, an initial consultation was held at the Attleborough Academy in October 2013 to raise awareness and to engage young people in a debate on their future town. Consultation continued through 2013 -2014 as described in the Consultation Statement and supporting appendices.

1.7.2 An informal intensive consultation took place for six weeks in October - November 2015 with the draft vision, objectives and plan on display for 23-26 October 2015 in Attleborough Town Hall where over 600 people viewed it. The ANP is on Facebook with “likes” for the ANP averaging around 240 a week. Ideas, options and policies have been promoted in a magazine *Attleborough Matters*, circulated to over 6,000 households and businesses in the town and outlying villages, and also available on the website. To date there have been 8 editions, covering all the main themes and draft policies.

1.7.3 The draft ANP had a six-week Regulation 14 consultation for the period of 7th July to 17th August 2016. Again there was a weekend drop in with an exhibition held in the Town Hall, and over a hundred visitors signed in and completed detailed feedback forms on the content of the plan and the policy wording. The ANP’s Facebook page records likes from over 600 people in the consultation period. *Attleborough Matters* issue no 8 was circulated in July 2016 to over 6,000 households, and contained a pull-out copy of the feedback form to return by post for those unable to visit the Town Hall.

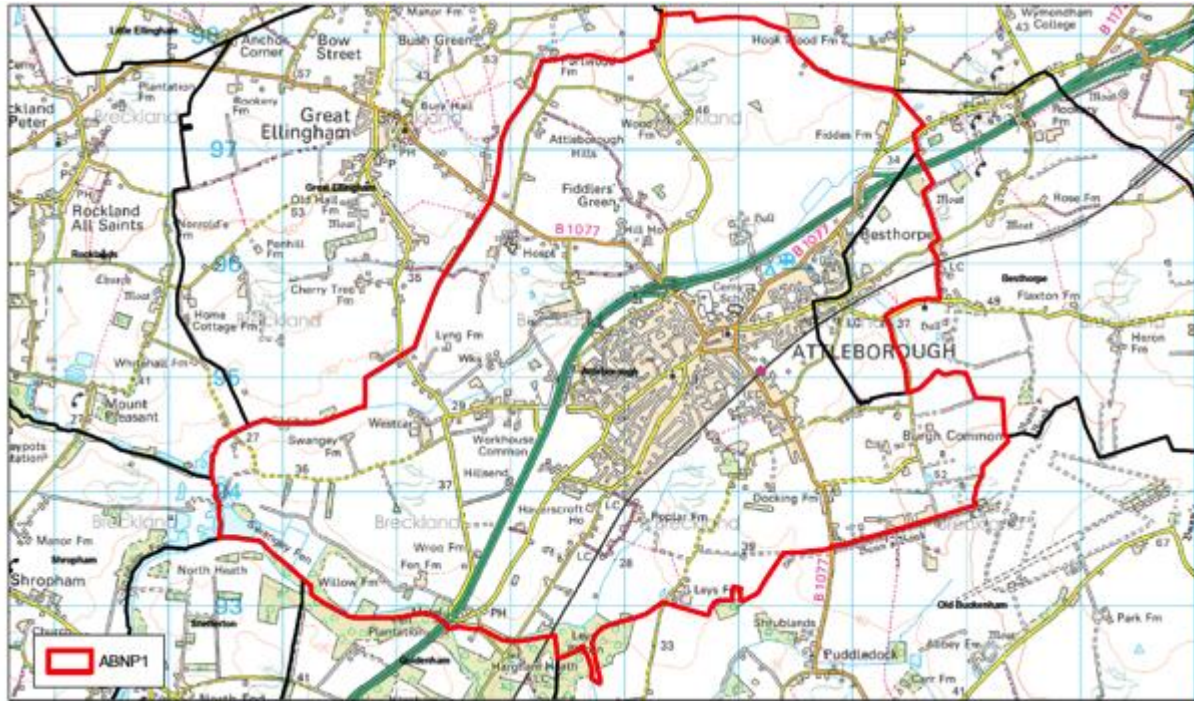
1.7.4 Key points raised in the summer 2016 consultation included:

- Support for the Linear Park, for integrating SuDS and recreation, and for creating more informal open spaces
- Continued concern that town centre congestion will not be improved even though additional traffic will be generated, and 1,500 homes will be allowed before the proposed link road is completed.
- Support to integrate new housing with the existing town to avoid social isolation and avoid the spending power of new residents leaking out of the town.
- Support for improving the local economy and for retail to be concentrated in the town centre.
- Concern to resolve car parking in the town centre.

- Support, points of concern and recommended changes from NCC, BC, EA, HA, agents from all the key developers and from South Norfolk DC.

1.7.5 This Regulation 16 submission draft ANP attempts to address all these responses, for which we would like to thank everyone. The *Consultation Statement* provides more detail on the response to consultation comments.

Figure 1. The ANP Area Designation Boundary Map



SECTION 2 ABOUT ATTLEBOROUGH

2.1 How Attleborough has developed

2.1.1 As a market town with a long history, Attleborough has a core of historic buildings around the church and Queen's Square. The town has largely grown from this core in successive periods of housing development in the 19th century, and then from 1950 to 2015. In the 1960s there was considerable growth, with overspill from London on Cyprus Estate, and this was followed by Fairfields and Ollands in the 1970s, more new housing was added in the 1990s. The dualling of the A11 has improved road connections, and makes the connectivity to Cambridge and the Midlands better. The town has grown from its core but mostly north of the railway line, which forms a considerable barrier to movement.

Figures 2&3: Maps 1884 and 2000



2.2 Attleborough Today

Population

2.2.1 The mid-year population estimate in 2014 has been used, and the best approximation to the ANP Area (based on adding together the total populations of Burgh and Queen's Wards). This gives a population of 11,675, a rise from the estimate of 11,311 for the same area in the 2011 Census. However a wider-based population uses Attleborough's facilities, for example over 17,750 people are registered with the Attleborough GP surgery, which includes the villages of Morley, Deopham, Little Ellingham, Great Ellingham, Rocklands, Lower Stow Bedon, Shropham, Snetterton, Eccles, Wilby, Quidenham, Banham, New Buckenham, Old Buckenham, Carleton Rode, Bunwell, Besthorpe and Spooner Row.

Housing

2.2.2 The profile of the housing stock in Attleborough reveals that there are relatively low numbers of social rented homes and smaller sized properties. There has been a

rapid increase in housing construction and permissions. Based on 2014 planning permissions listed by BC in their documentary evidence base in the Local Plan Working Group Report 11 July 2016 *Location Strategy, Level and Location of Growth and Rural Areas*, Appendix 3, in 2015 the following sites had permission (numbers permitted in brackets):

London Road (375) 3PL/2012/0958/H

Hamilton Acorn (85) 3PL/2011/0489/O

Land north of Norwich Rd (350) 3PL/2013/1161/O

Land adj Oak Tree Park Norwich Rd (25) 3PL/2013/1039/O

Land between London Rd & New Rd (73) 3PL/2012/1259/F

In addition Land at Carvers Lane (91) 3PL/2014/1264/F was approved 29 July 2016.

Further sites are in the planning pipeline for example 3PL/2016/0325/F (200) and 3PL/2015/0546/O (165) giving a total of 1,364, with several smaller sites also in the pipeline, estimated to make in total around 1,500.

2.2.3 Future housing growth direction is set in the 2009 Core Strategy: the majority of growth will be directed south of the railway, in an area referred to as the Strategic Urban Extension (SUE), for 4,000 homes.

Transport

2.2.4 The A11, which bypasses the town to the north, is the route for strategic traffic moving from this part of East Anglia to the west of the UK, but the B1077 route taking traffic north and south of the town passes through the centre and uses a level crossing across the main Norwich to Cambridge railway line. Industry in Bunn's Bank and Gaymer's Industrial Estate is located south of the rail line, so HGVs travel through the town centre to reach the A11. The town centre has a one-way traffic gyratory system that includes the main shopping streets. In the Core Strategy and the emerging Local Plan, the need for a new link road between the A11 and the B1077 is identified. The New Anglia Local Enterprise Partnership Strategic Economic Plan identified infrastructure needed for Attleborough to support growth, emphasizing the road schemes that are needed both for town centre improvements and the link road. A provisional award of £4.5m has been identified as a contribution for these transport measures.

2.2.5 The Norwich to Cambridge railway line, which stops at Attleborough, is important for its potential in helping to secure growth and prosperity for the town. The rail line serves East Midlands Trains and Breckland lines, connecting to Norwich, Peterborough, Cambridge, and the Midlands and North West.

2.2.6 Seven bus services operate in Attleborough: 13, 13A, 13B, 3C, 6A, X6 and x13: all pass through the town centre and the residential areas and ensure that most of Attleborough is within a 5-minute walking distance (approximately 400m) of a bus stop.

2.2.7 Commuting patterns are generally strongest north to Norwich, with some southward commuting to Cambridge.

2.2.8 Attleborough, despite being flat and suitable for cycling, has no dedicated cycle routes, and the streets in the centre are narrow and congested. There are just two short cycle lanes, one connecting the Academy (secondary school) with the train station and the other runs from the Gaymer's industrial estate to Leys Lane railway pedestrian level crossing point.

Shopping

2.2.9 The town centre retail provision is vibrant, with a very low vacancy rate for shops. There is a personal and unique offering from independent traders around Queen's Square, Exchange Street and Church Street, served by a very busy car park and on-street parking near shops. Part of the car park becomes the site for a market on Thursdays. Two supermarkets in the town centre, Sainsbury's and Lidl, serve the town. A superstore use was given planning permission on part of the Gaymer's Industrial Estate, but is not due to be implemented until Banham Poultry relocates to Bunn's Bank.

Working

2.2.10 The main industrial areas are Gaymer's Industrial Estate, just to the south of the rail line, Bunn's Bank to the south of the town on the B1077, and an industrial estate on Haverscroft Road.

2.2.11 In the Attleborough area 27% of residents aged 16 or more in 2011 had no qualifications. In the Besthorpe area the figure was 19%. Figures come from Census 2011 data on Attleborough super output area 11, together with Besthorpe super output area 13c. (These areas are the best with data available to reflect the ANP designated area.) Skills training emerged as a key issue in the early work of the ANP Employment Theme Group. There is a relatively low level of adult achievement, and continuing access to adult education and training opportunities is strongly supported.

Schools

2.2.12 Attleborough Academy is the secondary school located in the town centre. It has plans for expansion on the same site. Norfolk County Council is implementing plans to move the current Infants school and give the Academy this site. This is part of a wider re-organisation of the primary school arrangements, moving from infant and junior to all through primary schools. A new site for a primary school (to house the relocated current infants school), suggested in early consultations on the ANP as the preferred location, and now approved by Norfolk County Council, is next to new housing on London Road.

Sports

2.2.13 Attleborough's current provision is a four-court dual use sports hall at the Attleborough Academy, constructed in 1982. Local sports clubs find that the facility is not fit for purpose physically and it is not currently managed to promote daytime community use. The health and fitness provision is two private gyms and a very small facility at the Academy sports hall.

2.2.14 Apart from a learner pool at Chapel Road School, which will move out of the town when the new Chapel Road school opens at Old Buckenham, there is no swimming provision in Attleborough.

2.2.15 The town has two football sites: the Recreation Ground (The Rec) and Gaymer's Field. Changing facilities are poor: the football club pavilion is in need of refurbishment, and Gaymer's Field is served by a portacabin. The Rec is host for adult matches whilst the focus of Gaymer's Field is on the younger ages. There are a limited number of pitches for junior football. With the growth of the football club and expansion of youth teams this is bringing football activities into conflict with dog walkers, as the town lacks dedicated informal open space. There is currently no artificial grass pitch.

2.2.16 Attleborough Academy has hard courts for tennis and netball, which can be made available for community use out of hours, but are not well advertised. The ANP Sport and Leisure and Health and Social Care Theme Groups both identified needs for additional facilities.

Play Spaces

2.2.17 Attleborough Town Council (ATC) currently manages six equipped play areas (on Lomond Road, Norfolk Drive, Cygnet Close, London Road, Station Yard and Gaymer's Playing Fields). BC manages a further two areas, however there is a deficit of some 8 hectares identified by BC in its Open Space Study of 2015. There is no neighbourhood equipped area of play (NEAP). Currently there is no indoor play provision within Attleborough. A Play Policy has recently been approved by ATC, and a more detailed Play Strategy is underway.

Allotments

2.2.18 ATC currently manages 37 allotments and there is a waiting list of 50 residents. New residents will bring additional pressure. The ANP will adopt the 'Growing in the Community' (2nd Edition) Local Government Association (LGA) guidelines for managing allotments and will seek further designated areas for allotment provision.

Community and Social Facilities

2.2.19 The only large social venue is Connaught Hall, the history of which originates during the 1940s in WWII when it was an entertainment venue for American service personnel. As the town grows this venue could have the potential to be regenerated, and the Trust who run it have some plans to develop near the existing building. The Sports consultant's report *Options Appraisal for the provision of sport and leisure facilities* (February 2015) page 15 and pages 20 to 21 examined four options for growing Connaught Hall, and a range of other community infrastructure projects. The hall and some surrounding land is owned by the Connaught Hall Trust, and any proposals to change the existing facility or location would need their full agreement and involvement. An option is also under consideration by NCC to convert the existing sports hall at the Academy into a community theatre venue, as it is centrally located. This will depend on a site and funding being secured for an alternative Indoor Sports Hub location. BC will need to clarify the expected developer contributions and appropriate phasing for these, for each element of community infrastructure. The Consultant's report gives indicative costs at this stage.

Cemetery

2.2.20 The current cemetery for Attleborough, owned by the Town Council, is sited behind the Queens Square Car Park. A few years ago an extension was acquired. However, with approximately 35 burials a year, Attleborough will run out of cemetery space within 6 years and the Town Council is actively seeking additional land that is suitable, and not at risk of flooding.

Informal Open Space

2.2.21 The consultation confirms residents in Attleborough feel that there are no recognisable parks, rather than Recreation Grounds for sports pitches, and few open spaces or public rights of way for informal areas for walking, cycling and playing in, evidence of which is as set out in the supporting reports on these issues. Also there are few public footpaths linking the town to countryside.

SECTION 3 VISION STATEMENT AND CORE OBJECTIVES

3.1 Introduction to the Vision

3.1.1 The Vision for Attleborough seeks a balance of jobs and housing, therefore additional employment land for small and medium enterprises and policies for providing a Skills Academy are proposed, as well as strengthening the town centre as an employment area for small enterprises and retailers. A site allocation is also made in the ANP to meet the requirement for a site near to the A11, and the aspiration to meet needs for the higher skill smaller size of business.

3.1.2 The ANP accepts the Strategic Urban Extension (SUE) at the south of the town for an additional 4,000 homes, as set out in the Core Strategy. The emerging Local Plan policy PD11 will address the range of infrastructure requirements associated with implementing the strategic growth implications of the SUE policy, and this ANP provides relevant material for this policy on requirements for a range of economic, social, community and environmental infrastructure.

3.1.3 The traffic congestion issues in Attleborough, particularly in the town centre, are well recorded in work undertaken by the county and district councils, and the ANP supports seeking solutions of the link road and town centre road improvements, as well as growing the public transport network. Any expansion of housing and businesses in the town needs to address issues of noise, land and air pollution. This is particularly relevant to the issue of traffic congestion in the town, as this not only causes gridlock in terms of vehicle movements, but also adds to air pollution levels along the footpaths and around housing and commercial properties. Policy on development management on these aspects is set by BC, using adopted core strategy and development management policies CP 9, DC1 & DC15, and their replacements in the emerging Local Plan.

3.1.4 The ANP seeks to address the housing implications of the evidence in the Health Theme Group's commissioned study. This shows that less than 10% of the expected demand for housing with linked social care can be accommodated in current provision within 5 miles of the centre of Attleborough. The Neighbourhood Plan offers a once in a lifetime opportunity to recognise and meet this need with local primary care services and local housing opportunities. The Health Theme Group is searching for a suitable site to implement a Housing with Care facility, working with NCC.

3.1.5 Attleborough is severely short of both formal and informal open space, as demonstrated in the BC *Open Spaces Audit 2015*. The ANP vision that has emerged through the consultation is to deliver a linear park/green corridor running from Decoy Common on the north east edge of the town near Besthorpe, through some developer-

proposed housing site allocations, and linking to the extended Gaymer's playing fields and south and west towards Hargham Woods following the route of the Attleborough stream. This would also enable the SUE to use water management along this route and integrate this with providing linkages and movement corridors for both people and wildlife.

3.1.6 To avoid the SUE becoming remote from the town centre, the ANP has a requirement for the SUE promoters to masterplan and fund a linked network of cycleways, footpaths and bridleways, including the key links over the rail line and this should alleviate additional congestion in the town centre. The proposed linear park would be linked to the existing town at strategic places through the provision of cycleways, and creating footbridges over the railway line, allowing both sides of the rail line to be easily connected. Network Rail would need to also be involved to implement this part of the delivery plan.

3.1.7 The ANP also promotes a vision of setting green corridors along the approaches to the town on London Road, Old Buckenham Road and Ellingham Road, to ensure that Attleborough retains its rural feel, which is essential to the character of the historic town, and also to meet biodiversity objectives.

3.1.8 Policies for sustainable design in Attleborough will include seeking innovative use of local materials and seeking design respecting the settings and the scale and character of the listed buildings. The ANP will promote the introduction of the highest standards of building to Breckland. The heritage asset policies in the emerging Breckland Local Plan, and national policy to enhance designated heritage assets are supported.

3.2 The Vision Statement

Attleborough will strengthen itself as an enterprising, sustainable, attractive and prosperous market town within East Anglia.

3.3 The Vision

3.3.1 By 2036, Attleborough will be a successful example of community-planned growth, an enterprising, sustainable, attractive and prosperous market town within East Anglia. It will be at the centre of a vibrant employment area, well linked to the A11 and providing first class services and facilities to its community and rural hinterland.

3.3.2 The growth will be driven by new economic and employment investment, encouraging small and medium sized enterprises with business innovation and transport links, including advanced engineering, research and development, logistics, food production and agriculture. New and expanding retail outlets and community facilities such as schools, health and social care and sports venues will also provide jobs and help establish the town as a predominately self-sustaining community.

3.3.3 New housing of mixed tenure and type, and incorporating sustainable design and construction to meet the needs of the community, will be integrated with new and existing facilities. The town will be supported by sufficient infrastructure improvements, with first class education, health, social, leisure and community facilities.

3.3.4 Movement and access within and around the town will be provided by integrating safe and well-designed walking, cycling and public transport networks. Highway and rail improvements will provide access to Attleborough from surrounding areas.

3.3.5 The environment and green spaces within and at the edge of the town will be enhanced and protected, and new green spaces and habitats will be created.

3.3.6 The built environment will be protected and enhanced with low energy, high quality design. Protecting the historic environment will be a key principle.

3.3.7 Attleborough will be at the forefront of sustainable living, developed and implemented through innovative partnership working.

3.4 The Core Objectives

- CO 1 To view the town as one area, with strong links and connections to its hinterland and beyond.**
- CO 2 To preserve and enhance the heritage assets of Attleborough and their settings, especially in the historic centre of the town, and its history.**
- CO 3 To identify new employment land which can be developed and to encourage new Small and Medium-sized Enterprises (SMEs) to the town in order to provide a wide range of employment opportunities.**
- CO 4 To promote the integration of businesses and Attleborough Academy Norfolk as partners in reducing the local employability skills gap.**
- CO 5 To integrate the new housing with facilities in the town with the necessary footpath and cycle ways and addressing traffic congestion in the town centre, and sustainable connections to the rest of the region.**
- CO 6 To provide housing which meets the needs of all, with a range of housing including affordable, 'older living' residences and housing types which will encourage entrepreneurs and professional people to live in the community.**
- CO 7 To provide excellent health and community facilities within the town, including a single integrated health and social care facility.**
- CO 8 To provide excellent new and improved sport and leisure facilities for the community, working with Attleborough Academy Norfolk and sport and community clubs and organisations.**
- CO 9 To promote all new buildings to incorporate the highest standards of design, new build methodology, materials and energy saving techniques.**
- CO 10 To protect and enhance the natural environment, including additional high quality open space, enhanced biodiversity including integrating existing and new wildlife habitats.**
- CO 11 To promote and enhance the town to attract investors, developers and visitors by building on its heritage.**

3.5 Sustainability Assessment of Core Objectives

3.5.1 Using the vision, these core objectives came through the work of the ANP Steering Group and Theme Groups. They have been extensively debated in consultation over three years and are endorsed by the community. They have been tested in the sustainability appraisal against the same sustainability principles used in the Breckland Local Plan Part 2 - *Emerging Site Options Interim Sustainability Appraisal* December 2015 (Regulation 18 consultation) and the result shows the ANP core objectives set out here are strongly sustainable. Details are set out in the *ANP Sustainability Assessment and draft SEA* page 11 Table 1.

SECTION 4 PLAN OBJECTIVES AND POLICIES

4.1 Introduction and Themes

4.1.1 To derive evidence, explore options and create land use policies from the vision and objectives, seven theme groups were set up as sub-groups by the ANPSG.

The themes are:

Theme 1	The Local Economy
Theme 2	Housing
Theme 3	Transport and Communication
Theme 4	Education
Theme 5	Health and Social Care
Theme 6	Sports and Community facilities
Theme 7	Environment, Sustainability and Design Quality

For each of the above Themes, the text below sets out:

- An expansion of the Vision addressing this theme (the Mini-Vision)
- Specific SMART objectives;
- Planning policies to support and deliver these

Supporting text refers to the evidence base and how the policy will be met.

4.1.2 The ANP Policies Map 1 illustrating the key sites and proposals is shown on the last page, and the Town Centre Policies and proposals are shown in a larger scale on Town Centre Policies Map 2. At this stage the ANP shows conformity with the Core Strategy, and the plans therefore show SUE and Link Road as in the plans in the BC Local Development Scheme. They can be updated once the Local Plan map is adopted.

Figure 11. ANP Policies Map is found on the last page.

4.2 THEME 1 THE LOCAL ECONOMY

4.2.1 Mini-Vision - The planned growth will be driven by new economic and employment investment to support a range of industry and services maximising current business innovation and transport links, including advanced engineering, research and development, food production and agriculture. New retail outlets and expanding education, health and social care will provide jobs and help establish the town as a predominately self-sustaining community.

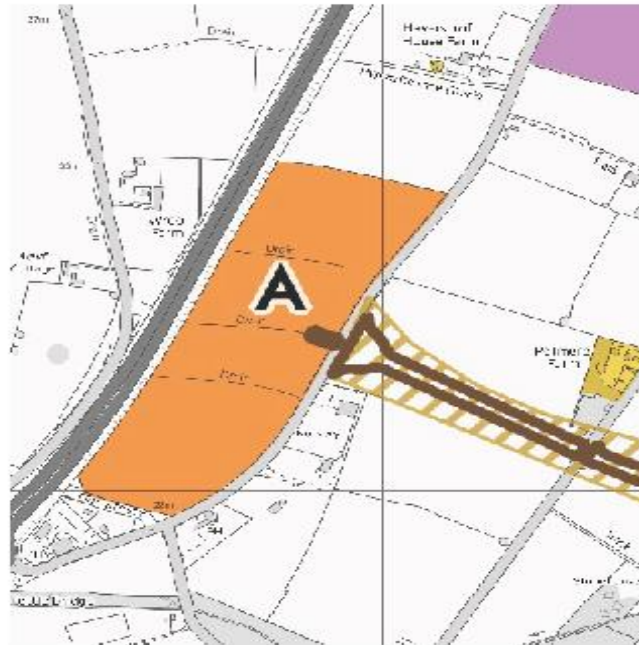
Objective LE1

To support and develop allocation of land for new employment and to continue to review further requirements.

Policy LE. P1

The creation of a business park, for B1 and B2 uses, within the Area of Search identified on the Policies Map and shown as Site A on Figure 4, will be supported subject to it comprising a high quality parkland environment in keeping with the local character; and providing space for small and medium sized enterprises.

Figure 4. Map of Site A - Area of Search for a business park for B1 and B2 uses London Road



Attleborough Neighbourhood Plan

Location Map
Area of Search Employment Land

A Site A London Road
Policy LE.P1

0 250m



4.2.2 Background on employment in Attleborough and the potential to improve the jobs to housing balance is set out in the Evidence Base. There has been concern that the local jobs available, do not attract high skilled professional and technical workers and especially with the proposed housing growth there will be accelerating out commuting activity with environmental and social consequences as well as leakage in spending from the local area. The aim of the policy is to even the balance of employment and housing as the town grows and be based on the precedents already set on the A11

corridor and on London Road. High-end small-scale manufacturing could be a possible use, or small enterprises seeking a relatively cheap site with good transport along the A11 to Norwich and Cambridge whilst benefitting from availability of homes for staff. In its proximity to the A11, the site is also meeting the Greater Norwich and LEP policy objectives for high tech business growth along the A11 corridor from Norwich to Cambridge. The Area of Search is the White Lodge Public House and Breckland Lodge hotel and restaurant, and is easily accessible to and visible from the A11. Breckland Lodge is complemented by the surroundings on London Road that give a rural character that the site can seek to reflect. The part the site closest to it could offer flexible business/ leisure use spaces designed to respect this character.

4.2.3 The development could be carried out in phases over the time period of the ANP, relating to demand. The Area of search is close to the proposed link road to the SUE housing, with the potential to access London Road from a junction connecting to the link road when this is completed. To minimise the impact of the development on the highway network, a full Transport Assessment (TA) would be required by the planning authority and Travel Plans will be required. Within the site a Car Parking Management Plan will be required to support the developer's proposals alongside an Access Management Plan.

4.2.4 The Town Council will seek to work with other parties with the aim of creating a development brief relating to the Area of Search. This may take into account the following:

- Provide suitable space for regional business, R&D, commercial and light manufacturing development, no 'high-eaves' structures will be allowed
- Encourage SMEs and business incubators to the development
- Encourage development that presents an image of high quality and value, and is attractive and welcoming to users
- Set minimum quality standards for site design and building architecture. Develop attractive building facades visible from public roads and paths.
- Reduce the negative visual impact of parking with attractive and appropriately sized landscaping, particularly hedges
- Encourage energy conservation in building design and materials through window locations to optimise solar gain for offices, appropriate orientation if stores require cool spaces and other measures
- Promote a sense of permanence and richness in the area by requiring the use of high quality materials especially to convey a suitable image to the gateway to the town, and the setting of the listed White Lodge PH on London Road. Aluminium cladding would not be considered favourably, particularly on visible elevations, on the London Road frontages or in proximity to the listed White Lodge PH

- Require exterior colours to be subtle yet rich colours rather than intense, bright colours
- Provide for integrating lighting into building and site design. Lighting should be designed as an integral part of the building in a manner that enhances the facade, architectural features and the site design. Light fixtures should be compatible with the colours and materials of the building architecture, site furnishings and landscape of the project. Minimise light trespass into adjoining wildlife areas and the setting to the listed White House
- Create a compatible landscape scheme within the site and on its boundaries that advances the continuity of the landscape. The landscaping buffers are most important – especially hedges to break the elevations as seen from outside the site. Integrate landscape and water management, enhance existing boundary planting with suitable native species, retain mature site trees wherever possible, and create shared staff amenity areas on the site
- Screen storage areas, mechanical equipment and loading areas from public areas and from the roads to the extent that is practical
- The use of thatching and other natural materials (e.g. limecrete and hemcrete) will be encouraged. The University of East Anglia Enterprise Centre can offer R&D advice on materials, and local companies (Norfolk and Suffolk) are able to deliver, so this will be a good driver for local business development
- The eaves heights would be expected to lie in the range 6-8 metres maximum, and 10-13 metre height buildings would not be allowed

Objective LE2

Investment in improving the town should meet policies to protect and support its heritage and attractiveness set out in the Environment Theme 7 below.

Objective LE3

Support the vitality and viability of Attleborough Town Centre as set out in the following policies.

Policy LE. P2

The redevelopment of the area including Queens Square Care Park, shown as Site B on Figure 6, for mixed use development including retail and community uses, will be supported, subject to the re-provision of car parking spaces.

4.2.5 Queen’s Square and the ‘back-land” behind it form an important town centre site and enhancement opportunity site, enabling the historic centre of Attleborough to grow its range of attractions as the town grows and to serve the hinterland villages. This proposed regeneration site is where the ANPSG or its successor organization would seek to create a 'Community Hub', which could include a relocated and expanded Library, Archives and Town Council Offices and Tourist Information Centre, and new

public toilets. Co-locating these facilities will be efficient, and could also meet the need (that young people requested during consultations) for a location where they could meet, with free wi-fi in the town centre. The Town Council will seek to work together with land owners to create a brief for development. Depending on the outcome of studies, there is a linked proposal for the Academy sports hall to be converted to a theatre with a new foyer with access from this car park site. More information about the proposal is given in the Sport, Leisure and Community Theme 6 below.

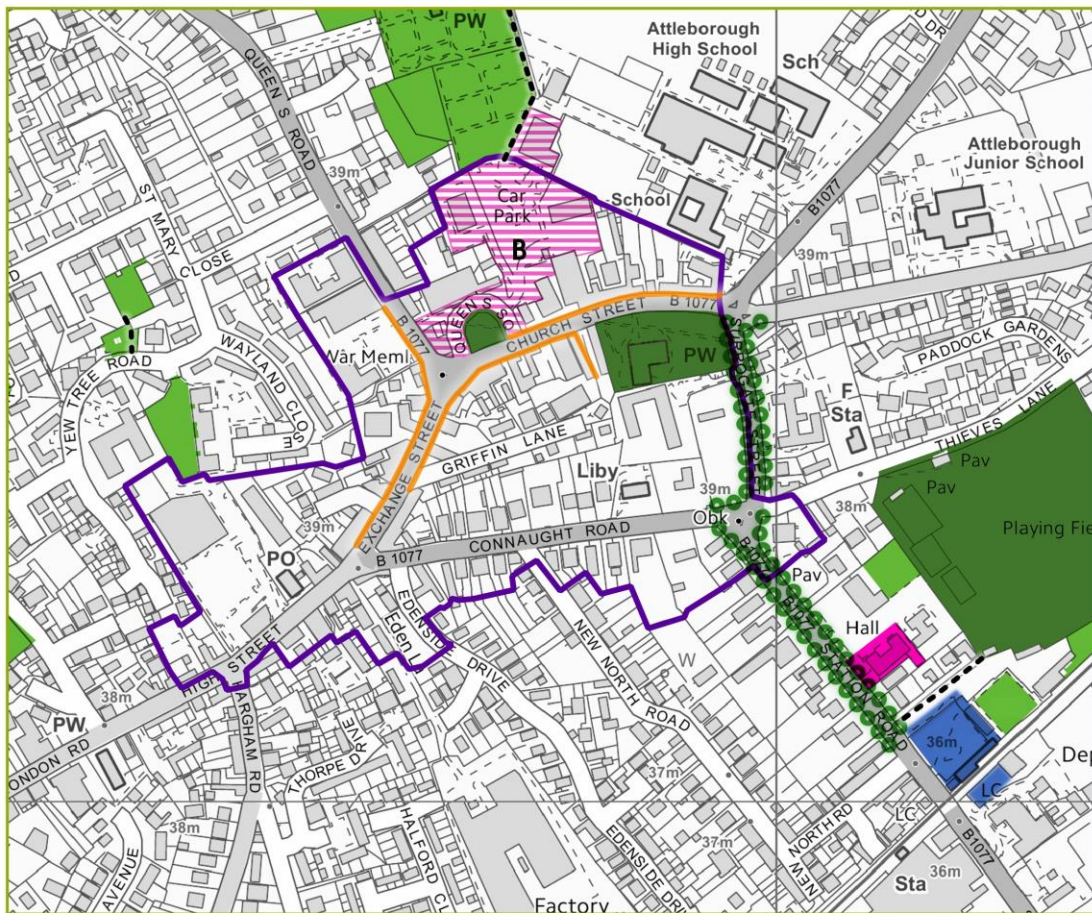
4.2.6 This town centre site could also be the key retail improvement focus for Attleborough to meet policies for putting the town centre first and to retain its vibrancy and vitality. In a workshop of potential users, landowners and the ANPSG on 1 August 2016, these options were debated, and the potential for the site to offer town centre housing was also discussed. A follow up meeting with BC (as landowner of the car park part of the site) and ANPSG members, explored options for re-organising parking areas that would contribute to the town's vitality and identified potential sites providing additional and replacement public car parking on land to the north of the Academy.

4.2.7 The benefits and opportunities of the proposals for the site, constraints and viable delivery options will be more fully explored in a brief. This would be subject to the policies in this ANP and its content would be consulted on. The site brief will emerge during follow-up discussions, in which potential delivery can be explored, also involving BC, other parties affected such as the Academy and some of the retailers on Church Street with rear servicing access. However the discussions above indicate there is a strong degree of agreement in principle with key landowners.

4.2.8 The implementation timescale would need to consider timing of contributions to supply social infrastructure, and successful implementation of projects such as a new Academy Sports Hall.

4.2.9 Figure 5 ANP Town Centre Policies - Map 2 site B shows the boundary for this policy and the proposed area the brief should cover. It is the intension of the Town Council that the buildings and trees, shown within site B on Figure 5 will stay.

Figure 5 ANP Town Centre Policies - Map 2



Attleborough Neighbourhood Plan

Policies Map 2

0 100 m



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Community/ Civic Centre/ Library/
Archive Centre/ Hall/ Toilets/
Town Hall Offices/ Tourist Information/
Retail



Primary Shopping Frontage
(Core Strategy)
Policy LE.P3



Station Road GP surgery
Policy HSC.P1



Significant Tree Avenues
Policy ESD.P1



Transport Hub
Policy TC.P1



Local Green Space
Policy ESD.P2



Open Spaces



Town Centre
(Core Strategy)



Footpath Links

Community Action: Town Centre Retail.

The Town Council will seek to encourage any shop owner seeking a change of use to provide the Attleborough and Snetterton Business Forum and Breckland Business Directory with information as early as possible, so they can advise members of an opportunity.

Policy LE. P3

Other uses that complement the town centre will be supported in a local centre in the SUE.

4.2.10 The SUE retail floor space should not compete with the Town Centre, but only provide for local requirements. The ANP therefore expects the town centre first policy of the NPPF to be respected and increased retail floor space to be focused within the existing town centre as it grows.

4.3 THEME 2 HOUSING

Mini-Vision

4.3.1 New housing of mixed tenure, type and incorporating sustainable design and construction to meet the growing needs of the community, as well as meeting the Core Strategy growth required, will be integrated into new and existing facilities.

Objective H1

Support new residential units as set out in the Breckland Core Strategy 2009, an allocation of land for 4,000 new residential units over the period 2016-2036, in the SUE growth area, and ensure the housing is integrated into Attleborough, by working closely with the promoters and BC to develop the designs, masterplan, infrastructure and connections.

Objective H2

Provide a balanced housing mix to address the demographic changes and to address the needed housing across all tenures, including Housing with Care, as set out in Theme 5 Housing & Social Care below. The potential for self-build homes will be assessed and provision made.

4.3.2 The evidence collected in the consultant's report for the Health and Social Care Theme Group on current provision, is that less than 10% of the expected demand for housing with care can be accommodated within 5 miles of the centre of Attleborough. If older people were able to move into appropriate housing, with care and support available if required, the move would help ease the wider pressures on the housing market, as many larger family homes would be made available for growing families to move into, in turn freeing up smaller properties for first time buyers. Sufficient support and care services are needed to meet both the current high demand and the projected

increase. Health and Social Care policy HSC.P1 in the Health & Social Care theme 5 below is seeking to provide Housing with Care in a dual registered facility to meet this need. The feedback is that older residents will prefer to move to housing with care rather than a care home because it would give them their own front door and allow for greater independence, but with support.

4.3.3 Home working is a trend that is likely to continue and we would welcome homes designed for this demand. The ability to build in flexibility, with a wall that is movable for example, would also help with adaptability to changing circumstances: so could help older residents who are downsizing but want to have a home that is adaptable as mobility needs change.

Objective H3

Promote good placemaking and modern design, and use of existing and new sustainable building materials and methodology to reduce energy and resource use.

Community Action: Good Design.

The Town Council will seek to encourage developers to take Building for Life 12 into account when planning for new development. The Town Council will also see to encourage developers to take larger scale development proposals through independent design review.

4.4 THEME 3 TRANSPORT AND COMMUNICATIONS

Mini-Vision

4.4.1 Movement and access within and around the town will be provided by integrated safe and well-designed walking, cycling and public transport networks. Highway and rail improvements will provide access to Attleborough from surrounding areas and support growth of the town.

Objective TC1

To develop and implement sustainable transport for Attleborough.

4.4.2 'Smarter Choices' sustainable transport would have several objectives: assist with social cohesion; reduce vehicular journeys and assist with health and behavioural issues. The proposed location of link roads, improved connections for walking and cycling and new crossings over the rail line should be set out in new housing masterplans, outline and detailed applications and S106 agreements all of which will be required by the local planning authority. The SUE link roads should be constructed to an agreed phasing programme linked to a series of targets for completion before specified numbers of homes are in occupation, in order that travel patterns are set from the earliest occupation and the town centre congestion is not allowed to worsen.

4.4.3 Better links to Attleborough will be sought for Old Buckenham, Besthorpe and villages further away. Note that Policy ESD.P1 (d) in Theme 7 applies to the gateways to Attleborough.

Community Action:

The Town Council will seek to work with others, including Breckland Council and Norfolk County Council, to develop and integrated transport and parking strategy for Attleborough.

4.4.4 The ATC cannot itself implement policy to improve transport, but a solution is required to resolve the town's congestion that both meets local needs and accommodates and integrates the proposed growth of the town, including preparing a parking strategy. The aim is to meet sustainable transport objectives in the NPPF. There is still further transport work that needs to be undertaken on delivering town centre transport measures to support the planned growth of the area. Issues would be resolved in dialogue with NCC in relation to the supporting infrastructure required to deliver proposed growth in the town.

Policy TC. P1

To support the provision of new pedestrian and cycling links (including new links over the rail line) implementing designs that promote direct and safe routes for all. A transport hub at the rail station will be supported.

4.4.5 ATC will work with Network Rail and the bus operators, and surrounding landowners on creating an integrated transport hub at the rail station to improve connected rail and bus services at the rail station, together with improved station facilities and car parking. The ANP recognises that without careful planning, the SUE located predominantly south of the existing railway line, could become a separate 'new urban extension' with no meaningful relationship to the existing town. Cycleways, footpaths and bridleways would allow interconnectivity.

Objective TC2

There is a strong emphasis in Norfolk on improving broadband access and speeds, with a higher priority than increasing rural public transport access. New housing and employment should have superfast broadband connectivity.

Policy TC. P2

The provision of fibre-optic connectivity within new development will be supported.

4.4.6 *Norfolk Rural Development Strategy 2013 – 2020* (September 2013) showed fibre based superfast broadband connectivity is a high priority in Norfolk to help “balanced communities where housing and population growth is matched by job creation” (page

5), which dovetails with the ANP policy objective. The support for market towns is given on pages 43 to 46, where broadband is listed as one of the four categories of infrastructure required: roads; water; energy and connections. The EU Commission Digital Agenda for Europe target is set at achieving universal 30Mbps access for all properties by 2020. Access to broadband emerges with higher priority than public transport accessibility. Home working for many people requires high-speed efficient internet connection and providing this would also have a sustainability benefit as it would enable commuting to be reduced. However we are also aiming to improve the office environment for expanding professional services in the town centre, and good connectivity is essential for business expansion. The ANPSG and the Employment Theme Group will campaign with the local MP, LEP and local businesses to ensure high-speed fibre-optic broadband facilities are built into all allocated employment sites and major housing sites and seek to inspire businesses to explore new digital technologies enabled by superfast & ultrafast broadband.

4.5 THEME 4 EDUCATION AND LEARNING

Objective E1

Provide additional education capacity for the growth of an additional 4,000 new residential units.

4.5.1 Support for the following schemes was identified in the work of the Education Theme Group from: the NCC county education officers; the Transforming Education in Norfolk (TEN) Group; Attleborough Academy; and heads of the Primary Schools. NCC are proposing to change the primary pattern of schooling so that all children in Attleborough can attend an all-through primary school (from Reception to the end of Year 6), and this has the support of the Theme Group.

Primary

- Attleborough Junior School expanding as a new 420-place primary phase school by 2020
- Attleborough Infant School relocation in 2017 to form a new 630 place primary school, with 345 additional places to meet the needs from housing currently under construction, located on a new site off London Road. This was determined on 20 October 2016, by the executive director of children's services in NCC.
- There will also be pre-school provision on each site.
- Further primary school provision will be needed south of the railway line, with places available when major housing starts to be occupied

Primary sector schools would need to be developer funded through S106, and NCC requires that the developer provides land for the schools free of charge.

Secondary

- Growth of Attleborough Academy Norfolk onto the resulting vacant Attleborough Infant School site to form a 1,400 place year 7-11 school plus a 300 place Sixth Form Academy through the implementation of the evolving Attleborough Academy Master Plan. Phase 1 of the masterplan is now at RIBA stage 2.

Extension and growth of the Academy would be part funded through developer contributions.

4.5.2 Allocations would be required in developers' masterplans and planning applications for sites for up to two additional primary schools to be provided in an agreed phasing as required as the town grows, delivered through S106 contributions and land allocations. The SUE promoter's preferred locations, as suggested in the recent ANP consultation, would be further debated as part of delivering the ANP and shown in the masterplan and outline planning application for the SUE.

4.5.3 The Town Council supports provision of additional pre-school facilities in the new housing areas and would expect these to be shown as allocations in masterplans and phasing plans for the growth in homes and to be facilitated by developers. The Education Theme Group, which brings together key players, can be an effective vehicle for the continuing refinement of this objective.

4.5.4 During ANP consultation NCC committed to resolving the problems of transport for parents with children at two separate schools, with the introduction of flexible drop off and pick up times at the schools.

Objective E2

Review the needs for adult education to meet the needs of residents including growth of 4,000 homes, and provide new facilities to meet these needs, and review utilisation of the Adult Education Centre.

4.5.5 This objective for adult education has two strands: one for training young people for work requiring specific skills; and one for more general life-long learning opportunities for all. Both objectives were strongly supported in consultations. A masterplan for Attleborough Academy is being prepared by Norfolk Property Services on behalf of NCC, as the Local Education Authority.

Policy EDP.P1

The development of a dedicated facility that jointly provides adult learning and a Sixth Form Enterprise Academy at Attleborough Academy will be supported.

Objective E3

Seek an indoor sports hub at Attleborough Academy to include community use.

4.5.6 A feasibility study of options for a suitable location to deliver an 8-court hall and swimming pool has been done, as described under Theme 6 . The preferred location option is a joint school and community facility on land offered by developer to the north of the Academy, and would be delivered by the Academy working with the ANPSG, NCC and Sport England, with developer contributions and other funding.

4.6 THEME 5 HEALTH AND SOCIAL CARE

Mini-Vision

4.6.1 The overall vision is to be a healthy town bringing together health, wellbeing, sport and recreation with better mental health. A thriving GP practice operates from an enlarged site to deliver the care required for the growing town and hinterland villages, working closely with other organisations.

4.6.2 Many of the themes in the ANP are very closely interlinked. Housing provision, informal open space access and health and social care are particularly closely interwoven. Policies in this section will have a direct housing impact, and arise from our Attleborough older people's housing needs investigations. However, there are also many links to transport, leisure and environmental design themes and policies.

Research by Inclusive Design for Getting Outdoors (IDGO) www.idgo.ac.uk/ has found that good design of Britain's gardens, streets, neighbourhoods and open spaces has positive effects on older people's ability to age well and live independently, preventing increased admissions to hospitals and residential care homes. Measures to make streets less car-centric can improve older people's perception of supportiveness and safety. ANP policies on transport and on leisure are therefore both highly relevant to the needs of older residents.

4.6.3 At a neighbourhood-wide scale IDGO reports it is good paths, accessible open space, safe crossings and plentiful seats and greenery that really make the difference. Design and materials for informal recreation space need careful specification, with consideration given to UK weather patterns, again so that older and frailer people are encouraged to continue to take regular exercise. The policies in the design section of Theme 7 are therefore relevant to improving the lives of older residents and visitors to Attleborough. Co-locating the GP surgery with other health and recreational facilities near the station and the Recreation Ground assist staff in offering encouragement to all groups, young and old, to improve health care by taking regular exercise.

Objective HSC1

To provide a new and integrated Health and Social Care facility.

Community Action: New Care Facility.

The Town Council will seek to work with third parties to provide for the delivery of a dual registered care facility for around 65 beds in Attleborough.

4.6.4 The evidence collected for the Health and Social Care Theme Group on current housing provision is that less than 10% of the expected demand for housing with care can be accommodated within 5 miles of the centre of Attleborough. If older people were able to move into appropriate housing, with care and support available if required, the move would help ease the wider pressures on the housing market as many larger family homes would be made available for growing families to move into, in turn freeing up smaller properties for first time buyers. Norfolk Adult Services in 2008 *More Choices, Better Choices* consulted older people and groups representing them on what would be important to them if they needed to leave their home and move into a care setting and 85% stated that they would prefer housing with care rather than a care home because it would give them their own front door and allow for greater independence, but with support.

4.6.5 The search for a suitable site has been coordinated by the ANP Health & Social Care Theme Group, and discussions are advancing well with landowners on suitable sites meeting the criteria recommended by the Group, with a view to allocating a site (or sites) with Housing with Care identified as its main use, and also with a Dementia Care facility.

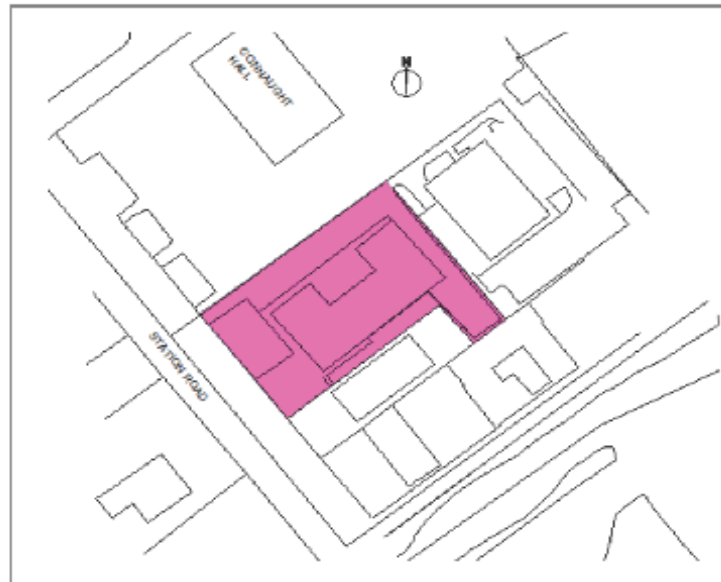
Objective HSC2

Work with Health and Social care providers to deliver a new model of health care provision and treatment.

Policy HSC.P1

The provision of a new joint GP surgery and primary care provision at the existing Station Road site (shown on Policies Map 2) would be supported, subject to respecting local character, residential amenity and highway safety.

Figure 6. Detailed location of a new joint GP surgery and primary care provision



Attleborough Neighbourhood Plan

Location Map
Station Road Existing GP Surgery

 GP surgery
Station Road
Policy HSC.P1

 0 50m



4.6.6 The delivery of services in a new way, such as the model in Aylsham, would require implementing different delivery strategies rather than just land use planning policies. The registered population of the Attleborough GP surgery Practice has risen from 17,400 reported in earlier evidence, and as at 16 July 2016 is 17,750. Patients come from both in the town and from several surrounding villages and settlements. The

GP partnership is currently operating from two sites located within Attleborough: Queen's Square and Station Road. Due to the split site and limitations of its buildings, the practice staff face daily challenges to providing the service it would like to and patients expect of it.

4.6.7 A single site is in keeping with the strategic direction of NHS England and the '*Five Year Forward View*' October 2014. The GP practice states that "Expanding the practice premises is essential if we are to develop new care models that provide for integrated health and social care provision for the expanded town of Attleborough". The practice anticipates requiring extensive expansion/new build when compared to the current footprint of the two combined surgeries. The expansion of space would be designed to give maximum flexibility to promote integrated care provision. The Station Road site has the following benefits: it provides good access to existing patients; is well located to also serve new residents on the SUE; and the NHS clinic adjoins the surgery, offering the option for both to work closely together and potentially to achieve cost savings. The Station Road site is close to the Recreation Ground where informal recreation can be promoted for health. The transport hub objective of improving bus connections to the nearby station also helps public transport connections for this site, which will ensure it would be a good choice for enlarged GP health care provision.

4.6.8 There is room to expand by building an extension on the existing building. There is potential to add at least one additional storey, which would be supported provided it meets BC planning policy on form, massing, ridge height, adequate parking and the access and turning on site applicable in this location.

4.6.9 These policies address the two highest priority health & social care objectives as found in consultations. Consultation responses also suggested both dementia care facilities and improving mental health care for young people are high priorities. Further objectives are:

- Working with the voluntary sector, develop community resources providing housing with care facilities
- Enhance midwife and health visitor provision to meet childrens' needs
- Work with Norfolk and Suffolk Mental Health Care Trust to extend counselling services for young people, and acute service facilities for this area
- Develop home-based care services and support
- Build housing for elderly disabled and vulnerable users
- Build a Dementia care facility for high dependency users

4.7 THEME 6 SPORTS, LEISURE AND COMMUNITY FACILITIES

Mini-Vision

4.7.1 Attleborough will offer the amount and quality of sporting, formal and informal recreation and open space facilities that are expected in a town of its size. An enhanced and connected linear park/green corridor with the Attleborough stream at its heart will provide a vibrant, functional, and ecologically diverse new open space.

Objective SLC 1

Coordinate provision of buildings, equipment, and space for sports and leisure, working in collaboration with sports clubs and schools.

4.7.2 Section 8 of the NPPF in paragraphs 73 and 74 - Promoting Healthy Communities - provides guidance on why open space matters. The NPPF para 73 states that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Breckland Council has published the Breckland Indoor and Built Sports and Recreational Facilities Study (2017) and carried out an open space assessment of formal and green open spaces in 2015 to inform its emerging Local Plan. This *Open Space Assessment 2015* makes clear that Attleborough is severely short of both formal and informal open spaces. Informal open space includes Parks and Gardens, amenity green space and natural and semi natural green spaces. Utilising the current guidelines '*Beyond the Six Acre Standard 2015*' produced by The Fields In Trust (FIT), with a population of 10,482 at the 2011 census, Attleborough should have at least 33.28 hectares of informal open space, and as the population grows the deficit increases. BC's *Open Space Assessment 2015* reveals a shortfall of approximately 27 hectares. The ANP consultant's report *Options Appraisal for the Provision of Sport and Leisure Facilities* February 2015 commissioned by Attleborough Town Council gives details for Attleborough's current provision and options for the future. The Town Council receives many complaints regarding the conflict between dog walkers and outdoor sports participants. Attleborough based Health Walks (supported by Fit Together, Walking for Health, The Ramblers & Macmillan Cancer Support) who meet monthly, report that they regularly have to drive to more suitable venues due to the lack of both informal space and circular walks within Attleborough. Public footpaths are sporadic and not joined up.

4.7.3 ANP Policies SLC 3 & 5 seek to address both the existing shortfall and required facilities for the growth in population. As Thetford and Wymondham are also growing their facilities would also become more crowded, a factor that emerged clearly in the public consultations on the ANP. This deficit has consequences that are evident in a variety of other resources, as the work of the Sports, Leisure and Community Facilities Theme Group has found.

4.7.4 The ANP recognises that without careful planning, the SUE, located predominantly south of the existing railway line, could become a separate 'new urban extension' with no meaningful relationship to the existing town. Open spaces that include cycleways, footpaths and bridleways would allow interconnectivity, assist with social cohesion, reduce vehicular journeys and assist with health and behavioural issues. The new connected Linear Park with way-marked routes, set out in SLC.P5 and in policies in the Environment Theme 7, will both assist social cohesion for people and provide linkages and movement corridors for wildlife.

Community Action: Indoor Sports Hub.

The town Council will actively seek a site for a new indoor sports hub within the vicinity of the Academy.

Policy SLC.P1

The development of an outdoor sports hub at Gaymer's field, shown on the plan below, to include an artificial games pitch, a pavilion, changing facilities, parking and ancillary social facilities, will be supported.

4.7.5 The ANP proposes that all Outdoor Sports Provision is based at Gaymer's Field with a new Pavilion incorporating changing, storage, parking and social facilities to serve the growing population. Delivery would be dependent on the football club securing funds for new changing facilities. As the town grows and existing space is outgrown, the strategy suggested in the consultant's report and endorsed by the Sports Theme Group is to move all formal sports pitches from the Recreation Ground on Station Road to Gaymer's Field, together with an extension (see policy SLC.P2). This would then free up the Recreation Ground behind Station Road to become an informal recreation area, whilst still being able to host games. There is currently no artificial grass pitch provision although the training needs of the football club, together with the potential to move five a side football outside of the sports hall to free up time for other indoor activities, indicate that a small AGP facility could currently be justified.

Policy SLC.P2

The provision of outdoor sports facilities will be supported at the land shown below, and marked as "E" on the Policies Map.

Figure 7. The site for a sports hub (Gaymer's field - Site D) and additional outdoor sports facilities (Site E)



Attleborough Neighbourhood Plan

Sites D and E
Location Plans

D Site D Gaymer's Field
Outdoor Sports Hub
Policy SLC.P1

--- Link to Leys Lane

E Site E Outdoor Sports
Facilities (approx.)
Policy SLC.P2

0 250m



4.7.6 To help with delivering this policy, consultation confirmed an ‘in principle’ consent of Attleborough Land to incorporating these areas of land in the ANP in the expectation of including these sites in their planning application. The ANP Consultation Statement sets out the discussions with developers on the Linear Park. Using locally derived planning standards the future growth of sport in the town is likely to lead to a requirement for a further three to four adult size pitches or equivalent, together with the necessary ancillary accommodation (e.g. changing provision). With the expansion of the Gaymer’s Field an Artificial Games Pitch (AGP) could also be accommodated. Future provision would be included for a spectator stand and perimeters should the football club progress up the divisions and have more stringent league requirements.

4.7.7 The cricket club based at Old Buckenham has no plans to relocate back to Attleborough: it provides the infrastructure for new participants and can develop further through outreach programmes. To facilitate this, and to cater for “social” sides during the summer, the proposed Outdoor Sports Hub for Attleborough would contain an artificial cricket wicket that can be used for activities and matches during the cricket season.

Objective SLC 2

To provide a Community Centre and Informal Leisure/Play Hub at the Recreation Ground off Station Road.

4.7.8 A new Play Hub could include a range of interactive Outdoor Play equipment for all ages and would be a central point of focus for Outdoor Play Provision for Attleborough and its surrounding communities, acting as a 'destination play area'. Although the creation of the Play Hub will not solve the local deficiencies it will contribute to the overall provision to meet the growing town’s needs and will assist with social cohesion between the existing town and the additional urban growth.

4.7.9 Once they move, the existing building used by the Football Club could be refurbished or redeveloped to provide an Indoor Play Centre. If this facility also includes a catering outlet/public toilets it would provide a much needed facility well located to assist with promoting social cohesion between the existing town and the SUE and other additional urban growth in Attleborough, where parents and children could interact throughout the year.

Community Action: Play Facilities.

The Town Council will seek to create and implement a Play Strategy and will seek to identify future facilities for the Recreation ground on Station Road.

4.7.10 To meet anticipated population growth to 2036 Attleborough should supply in the region of 2.3 hectares of Equipped designated play areas and 2.76 hectares of other outdoor provision (MUGA's, Skateparks etc). This is based on either Planning Guidance

for Outdoor Sport and Play in *Beyond the Six Acre Standard* 2015 Fields In Trust (FIT) or the local standards set by Breckland Council (whichever is greater). The ATC has appointed a Play Consultant to make recommendations on the Play Strategy for Attleborough and required facilities and recommendations will emerge in spring 2017.

Objective SLC 3

The ANP aims to promote a new linear park route along the Attleborough stream south of the rail line as indicated very approximately as a linked series of green spaces on the ANP Policies Map 1. Its extent and delivery would be approved in the SUE masterplan and other developer permissions.

Policy SLC.P3

The provision of a linear park in the area broadly indicated on the policies map will be supported.

4.7.11 The Town Council would like to see a linear park that is well connected be well connected north to Decoy Common and south to Hargham Woods and also from the SUE to the town centre, together with good connecting pedestrian and cycle links to the town and in particular providing routes over the rail lines. The Linear Park should also connect to Gaymer's Field and its extension, and follow the route of the Attleborough Stream, providing sustainable water management as well as recreation and connecting paths. The provision of a linear park/green corridor also offers opportunities for interesting and creative solutions for informal recreation and nature appreciation.

Policy SLC.P4

The development of land for allotments to meet local demand will be supported.

4.7.12 The Allotments Acts allow authorities to make provision for local demand, and to acquire land for providing allotments. ATC currently has a waiting list of 50 residents. During the last year there has been a turnover of approximately 8 allotments and in previous years this has been a lot lower. Therefore it takes on average 6.25 years to be allocated an allotment. The ANP estimate is that to meet demand for the waiting list and 4,000 additional homes, an additional 1.25 ha is required. The ATC will work with the developers to allocate suitable sites, and use the standards in "*Growing In The Community*" (2nd Edition) 2006 guidelines produced by the Local Government Association to review management of allotments.

Policy SLC.P5

The development of a new cemetery site to meet the neighbourhood area's needs will be supported.

4.7.13 To enable the Town to secure future provision for the next 100 years an amount of 10 Hectares (25 acres) of suitable land is required. Potential site options are being followed up.

Objective SLC 4

Work with the NCC to explore options to provide a new integrated emergency services facility.

4.7.14 Fire, Police and ambulance services could co locate, allowing for a reconsideration of their best location in operation and potentially freeing up surplus space in the town. The ATC will work with NCC on this proposal.

Objective SLC 5

Co-ordinate provision of faith/pastoral facilities to meet local needs as the town grows, preferably in multi-use venues.

4.7.15 The Lighthouse Charity carried out a survey on behalf of the ANP for future Faith/Pastoral Care requirements. It found that for the established faith groups, the existing provision was adequate to meet the needs of a population doubling in size. However, the Lighthouse Charity would itself require a hall and other facilities, which it would want to share with other groups, providing a high quality, multiuse building and community cafe. One of the projects they run is Ignite, a youth project on the streets in Attleborough and surrounding villages. They are pursuing a possibility of placing a small temporary venue on the ground/grass area behind Connaught Hall. As of July 2015 Ignite has received funding to move this concept forward.

4.7.16 Ignite has also engaged in discussions with 'hard to reach' young people who suggest the following:

- 'Small' improvements: better facilities at the Rec, (see policy SLC.P4)
- A dedicated place for youth to go to (see policy SLC.P8)
- 'Big' improvements: a big indoor leisure centre and sports facility, (See SCL.P1) and a shopping mall.

Source: Deborah Carter July 2016, reported on The Ignite Project website

Objective SLC 6

Use the ANP policies to secure contributions as the town develops.

Community Action: Developer Contributions.

The Town Council will seek to ensure that appropriate developer contributions provide for new community facilities, a play hub, a linear park, arts, outdoor sports facilities and other community benefits.

THEME 7 ENVIRONMENT, SUSTAINABILITY AND DESIGN

Mini-Vision

4.8.1 The environment and green spaces within and at the edge of the town will be enhanced and protected with new green spaces and habitats. The built environment will be enhanced with high quality design, incorporating renewable forms of energy. Protecting the environment will be a key principle of all development so that Attleborough will be at the forefront of sustainable living, and developed and implemented through innovative partnership working. The heritage of Attleborough will be well understood and development will enhance local distinctive features and be attractive to investors, developers and visitors.

Objective ESD 1

Develop and implement an integrated Open Space and Green Infrastructure Strategy for the Town.

Community Action:

The Town Council will seek to create a Green Infrastructure Strategy. This may include the following areas:

- a. Along the proposed linear park;*
- b. Waymarked paths and greened links from the town centre to Gaymer's Field, and from the linear park to the recreation ground along marked public footpaths*
- c. Provide a continuing link of green infrastructure through to Decoy Common in the North East and to Hargham Woods in the South West*
- d. Provide green gateways on the main entrance roads to Attleborough.*

4.8.2 . In the consultation NCC supported the provision of green infrastructure, and in the NCC *Norfolk Infrastructure Plan* October 2014 on page 45 section under Green Infrastructure for Attleborough there is "none currently identified". The Green Infrastructure work of the Joint Core Strategy of the Greater Norwich Development Partnership would be taken into account to achieve a joined up strategy.

Objective ESD 2

Seek to maintain tree cover.

4.8.3 Mature tree cover, especially in the Conservation Area, is an essential element of the town's charm. The ANP consultations have shown how important an attractive town is to achieving the other objectives such as attracting skilled workers and retaining young people, a healthy lifestyle and strong vibrant town centre. An aspect of the attractiveness set out in the document '*Attleborough Neighbourhood Plan Character Assessment*' November 2015 is the extensive tree cover, especially in the centre of the town and on some approach roads. Trees are particularly important to the character on Surrogate Street and Church Street and on Station Road. Circumstances in which tree

removal is acceptable will depend from case to case, but this objective is about securing a way of retaining the pleasure of mature trees for future generations. Planting new trees will ensure future generations continue to benefit from the interplay of landscape and townscape as well as having benefits for the local climate.

Community Action: Trees.

The Town Council will seek to encourage the provision of more trees in the Neighbourhood Area.

Policy ESD.P1

Significant Tree Avenues where the loss of trees will be strongly opposed, are designated at:

- a. Station Road alongside Connaught Hall site and on the opposite side**
- b. Rectory Gardens and the churchyard alongside Surrogate Street**

4.8.4 Attleborough Heritage Group's *Attleborough Neighbourhood Plan Character Assessment* (November 2016) draws particular attention to place setting, and in particular on page 1 to "the chestnut trees in the Rectory Gardens and along Station Road". Contributing height and biodiversity as well as being an essential part of the Conservation Area character, these mature avenues are located on land adjoining roads in the historic town centre. Rectory Gardens acts as a visual extension to St Mary's Churchyard, and the landowner has the full Conservation Area protection to the trees on this site including those close to Surrogate Street.

Objective ESD 3

Improve existing open spaces and designate local open spaces.

Policy ESD.P2

The sites listed below and shown on the accompanying plan(s) are designated as Local Green Space, where development is ruled out other than in exceptional circumstances:

- 1. Queen's Square**
Reason: Heart of the town centre, informal green used for seating
- 2. St Mary's Churchyard**
Reason: Trees are mature and provides setting to the listed church, adds to character of the conservation area and town centre high street experience
- 3. The Recreation Ground behind Station Road**
Reason: Recreational value
- 4. The Rec London Road**
Reason: Recreational value
- 5. Decoy Common (Site C)**
Reason: Richness in wildlife


Figure 8 Local Green Space at Queen's Square & St Mary's Churchyard



Sites – Left: Queen's Square & Right: St Mary's Churchyard

Attleborough
Neighbourhood Plan

Location Maps
Local Green Space

 Local Green Space
Policy ESD.P2




0 100m

Figure 9 Local Green Space at Station Road and London Road



Recreation Ground Station Road



The 'Rec' London Road

**Attleborough Neighbourhood Plan
Location Maps**

Local Green Space




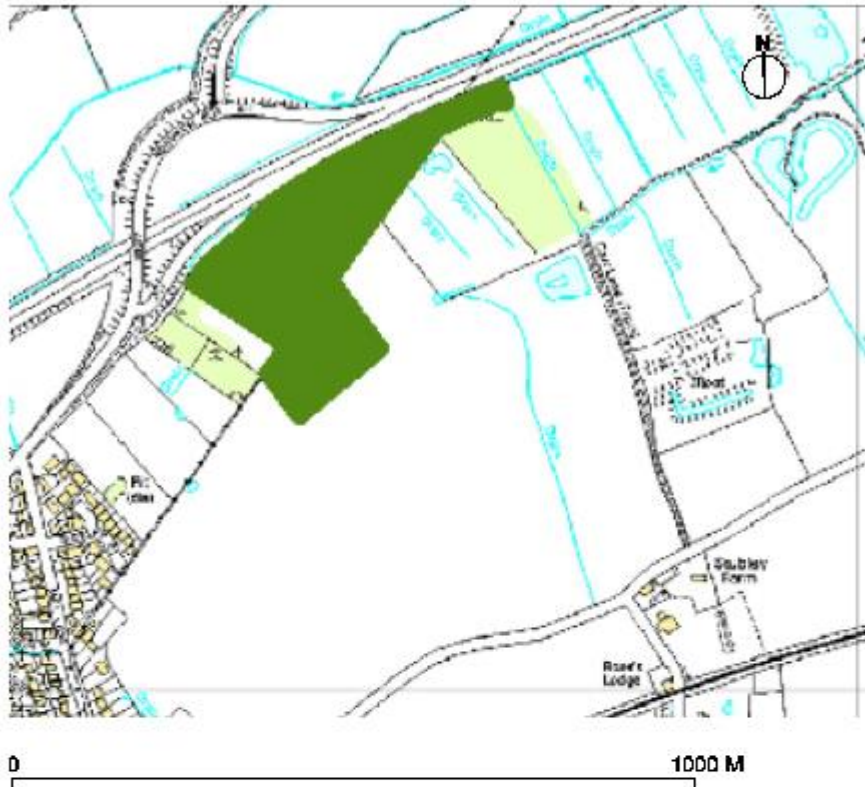
 **Local Green Space Policy
ESD.P2**



Figure 10 Local Green Space at Decoy Common



Site C – Decoy Common (County Wildlife Site No 2064 Decoy Common & Henry's Wood)

**Attleborough
Neighbourhood Plan**

**Location Maps
Local Green Space**



**Local Green Space
Policy ESD.P2**



Objective ESD 4

Improve water environment, fisheries, river quality and reduce flood risk.

4.8.5 Landscape features - trees, plants, streams, ponds and rivers - play a vital role in bringing down temperatures, promoting biodiversity and preventing flooding. Therefore, policies to protect them are important not just for visual amenity but also to help with flood risk control, and efficient surface water drainage systems will be expected in all new developments, including all roads and paving. There is an area of Flood Zone 3 and Flood Zone 2 to the north of Attleborough, and along Attleborough Stream, which flows into the River Thet. Surface water flooding has affected Attleborough in the past and therefore efficient surface water management systems to attenuate flows of rainwater will be expected in all new developments and their associated parking spaces and driveways (including where feasible full SuDS), in line with already existing national and local policies.

4.8.6 Wetland, watercourses and groundwater can be vulnerable to polluted road runoff containing road salt and other contaminants, so sustainable drainage systems (SuDS) should use measures designed to improve water quality before it enters streams or is allowed to soak away. This is particularly important so as not to contaminate food growing areas, ground water aquifers, or the SAC to the south west of Attleborough, and the ANP looks to BC policy, implemented by planners, to impose and monitor the relevant conditions to ensure these objectives and recommendations are followed.

Objective ESD 5

Protect existing landscape features: trees, plants, streams, ponds and rivers. Enhancement of bio-diversity will be sought from all developments.

4.8.7 The ANP area contains a wide range of features of wildlife value, and policies ESD1-4 will be applied to help protect and enhance them. New landscaping should be designed to add to and link to existing habitats, preserving and improving ecological corridors, including woodland, scrub and grassland, hedgerows and wetland. Breckland Core Strategy policy CP 10 and emerging Local Plan policies will be used as a guide to expectations in the planning process. New habitats and connection of existing areas will be sought to form an ecological network as identified in the *Norfolk and Breckland District Ecological Network Mapping Report*. The proposed linear park and green corridor linking Hargham Woods to Decoy Common will be key areas for delivering these policies.

Objective ESD 6

Improve built design quality, aim for a built environment that is both energy efficient and achieves a high build quality.

4.8.8 Attleborough can become known for its new development being as sustainable as possible, using the region's best practice to demonstrate the use of appropriate materials, building methodology, energy and water sources and waste management. This vision and objective was consistently supported in consultations. Development should use good practice in urban design and fully consider the context within which it sits. It should embrace opportunities to enhance the character and appearance of the area and contribute to creating a sense of local distinctiveness. The use of locally distinctive and contemporary design and materials, especially innovative use of materials sourced from the local eastern region would be encouraged.

Policy ESD.P3

All new development should seek to be of the highest sustainable and innovative design quality in terms of both architecture and landscape.

Community Action: Design Guide.

The Town Council will seek to work with Breckland Council and other parties to prepare a Design Guide.

4.8.9 To embed the design principles into planning criteria there is scope to work with BC to produce detailed guidance and to set the design criteria and local distinctiveness criteria more locally than is possible using just national documentation.

SECTION 5 EVOLVING COMMUNITY PROJECTS

5.1 Introduction

5.1.1 This part of the Neighbourhood Plan will not be examined and will not therefore be part of the planning framework of policy used alongside the emerging Breckland Local Plan to judge applications. It is a work in progress, and communities and organisations are invited to put forward projects for consideration. During the consultations a number of individual projects have been suggested, and whilst some can take place anyway, many rely on the ANP policies to secure contributions as the town develops.

5.2 Indicative projects to date

5.2.1 The emerging projects include options for many of these projects, for example on sports and community facilities, play and leisure, health and social care and for shorter term ideas such as the market stall relocation. The following is a short list of emerging projects:

Ideas from school children

- Something 'unique' in the town high street or throughout the town that people will want to come and see and thus bring in tourists/shoppers/customers for businesses
- Christmas lights
- Event related to the heritage of the town e.g. an annual half marathon called the "Turkey Run"
- A silhouette freeze painted at low level across all the shops in the high street of the turkey drove when turkeys were walked to London from the market
- A sculpture trail

Young people's ideas

- Scout Hut refurbishment or replacement in the same location
- Free town wide, wireless broadband (WiFi) linked to the CCTV
- Facilities to give teenagers somewhere to meet and something to do in the evenings (apart from homework of course!)
- Plant 'Attleborough Wood' for future recreational use on land behind the school

Villagers outside Attleborough's ideas

- Create a calendar of Town Centre events to attract residents of the town and the surrounding villages and compete with nearby towns such as Wymondham and Diss

5.2.2 List of projects

- Community halls – work being progressed by Connaught Hall
- Primary school relocation – construction under way
- Phase 1 Attleborough Academy masterplan approved to RIBA stage 1
- Indoor Sports Hub – Attleborough Academy investigating an option
- Outdoor Sports hub – proposal to add land as an extension to Gaymer's Field in the Attleborough Land planning application
- Health facility – the GP surgery progressing relocation onto Station Road site
- New cemetery – site options under scrutiny
- Linear park – discussions under way
- Dual registered care accommodation – discussion on a possible site under way
- Primary care facilities – NHS looking at potential to work closely with the GP surgery at Station Road
- Queen's Square and car park site with new library/Town Hall/Civic Centre/Archive Centre – workshop to discuss requirements held with landowners and library service
- A strategy for events to promote Attleborough as a retail attraction – bid made to Market Towns Initiative run by BC
- New activities and events in the town centre, such as the Bike Fest in August 2015
- Purchase and management by ATC of Decoy Common – close liaison with Norfolk Wildlife Trust
- Play facilities consultants recommendations expected Spring 2017
- Experiment to relocate Market stalls successful, seeking to make permanent

5.2.3 The management and enhancement of habitats will be supported by a combination of landowner actions, developer funding, fund-raising and voluntary activity, including a collaborative walk across the possible Linear Park routes. The key to delivery of Attleborough biodiversity aspirations will rest on influencing the way land is managed and used and through control of land and buildings. Landowners in the ANP area outside the urban settlement are already participating in Environmental Stewardship schemes and this may be extended over the plan period to ensure more joined-up thinking about habitat corridors and water management, across the urban and rural parts of the ANP area. A map

showing the location around the town of higher-level stewardship schemes and the key environments with woodland grants, is available on request at the Town Hall.

5.3 The Primary School Programme

6.3.1 During the ANP process this programme has gone from early debate to projects with allocated funds. The NCC website reports approval to: land acquisition 1.7 m, phased build new primary school 11.24 m, enlarged school 2.5 m. Developers will be expected to contribute, see Para 10 of https://norfolk.citizenspace.com/childrens-services/attleborough-schools/supporting_documents/Signed%20determination%20Attleborough.pdf

5.4 Health & Social Care programme

5.4.1 The creation of a single site GP Surgery on Station Road is progressing. The estimated population to be served is rising. The registered population of the Practice has risen from the 17,400 detailed in the evidence document and as at July 2016 was 17,750. For 2036 there is estimated to potentially be up to 30,000 patients from Attleborough and the surrounding villages the practice serves. (4,000 + dwellings under construction or approved in Attleborough times 2.3 people per dwelling, giving at least 9,200, plus 17,750, which includes the existing 6,000 patients from the villages).

5.4.2 The NHS clinic next to the site would potentially join into the project so there is a consolidation of services in one place.

5.4.3 The dual registered high dependency unit for some 65 beds to accommodate early release from hospital and admission avoidance is being progressed with discussions with NCC to find a suitable site.

The unit would contain:

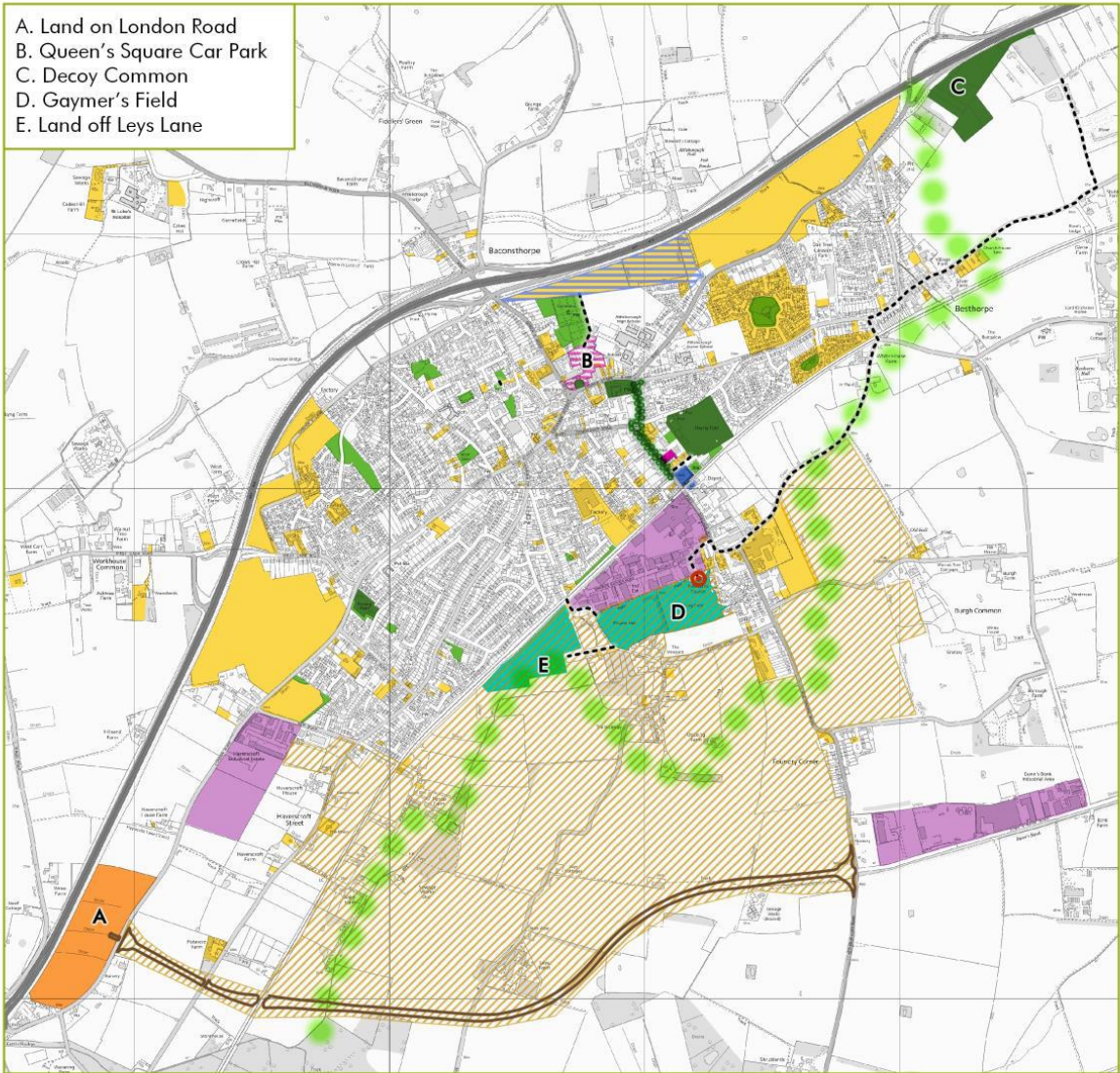
Step up, step down beds (for episodes of intermediate time limited care step up beds (admitted from home for assessment and rehabilitation as an alternative to acute hospital admission) or as step down beds (transfer from acute hospital for further period of assessment and rehabilitation)

Dementia care

End of life care

Possible second GP surgery – having this as an option this was a question raised at consultation, so the housing is close to medical staff.

Figure 11 ANP Policies Map 1



**Attleborough
Neighbourhood
Plan**

Policies Map 1



Contains Ordnance Survey data.
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Attleborough Town Council 0100056423



- A Area of Search for Employment Land Policy LE.P1
- B Community/ Civic Centre/ Library/ Archive Centre/ Hall/ Toilets/ Town Hall Offices/ Tourist Information/ Retail
- Area of search Indoor Sports Hub/ allotments/ play area/ additional parking for town centre/ landscaping. Policies LE.P2, SLC.P4
- D Outdoor Sports Hub Policy SLC.P1
- E Outdoor Sports Facilities Site Area Approx. Policy SLC.P2
- Station Road GP surgery Policy HSC.P1
- Local Green Space Policy ESD.P2
- Linear Park Policy SLC.P3
- Open Spaces
- Preferred Location Strategic Urban Extension
- Significant Tree Avenues Policy ESD.P1
- Link Road (indicative)
- Pavilion and Car Park
- Employment Sites Existing and Permissions
- Existing Housing Permissions
- Footpath Links

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