



Attleborough Neighbourhood Plan Statement

Attleborough Town Council would like to submit a Neighbourhood Plan Area (NPA) as the formal commencement of the Neighbourhood Plan process.

The designated area has been produced following discussion with Breckland Council, and Old Buckenham and Besthorpe Parish Councils. In considering an appropriate area a number of factors were taken into account, including

- a. The policy for future development in Attleborough as laid down in Breckland Council's Core Strategy.
- b. Work undertaken in preparation of the cancelled Attleborough and Snetterton Heath Area Action Plan (ASHAAP).
- c. The scale and likely location of any housing development.
- d. The location of already designated and proposed new employment land.
- e. The effect on neighbouring parishes of any development.

A number of potential areas for the NPA were considered by an Attleborough Town Council Working Group. These ranged from the area designated in the ASHAAP down to individual development areas in the town. While selecting the ASHAAP area would have enabled us to capitalise on work already done and address wider strategic issues, it was seen as too large, involving too many parishes; in effect Attleborough would be taking on the ASHAAP but without all the resources at Breckland's disposal. Confining the NPA to development sites was seen as unrealistic because it would limit the opportunity to examine wider infrastructure and economic issues for the town.

The Group then considered restricting the area to the Attleborough Parish Boundary. This option would enable town-wide infrastructure improvements to be considered and there would be no need to involve other parishes, which would ease administration and consultation. However, some of the proposed development areas could spill over into and/or would affect Besthorpe (Whitehouse Lane, Besthorpe Rd and Mill Lane) and Old Buckenham (Bunn's Bank). It was therefore, decided that the Group should examine the possibility of producing an NPA which included those parts of Besthorpe and Old Buckenham which might be affected by development. The Council agreed to invite members of the 2 Parish Councils to join the Working Group. Both Parish Councils sent representatives to help draw up the NPA.

The reasons for including the land in Besthorpe and Old Buckenham are as follows:

a. Besthorpe

1. Any development on the east side of Attleborough would affect Besthorpe because of the location of the Parish Boundary on Besthorpe Rd, Whitehouse Lane and Mill Lane.
2. Land in Besthorpe had been included in 2 of the Indicative Growth Options for Attleborough in the ASHAAP. It had also been included in the Scott Wilson Attleborough Masterplan.
3. Landowners have put forward land for housing development to the east of Mill Lane and south of the railway in Besthorpe.

b. Old Buckenham.

1. Bunn's Bank has been designated as a potential development site for employment by Breckland Council.
2. The parish boundary between Attleborough and Old Buckenham lies along Bunn's Bank.
3. We became aware that a landowner had offered land for development as employment land immediately south of the parish boundary in Old Buckenham.
4. Inclusion of strip of land along Bunn's Bank, which lies in Old Buckenham, in the NPA would enable the site to be considered as a whole.

It was decided that it would not be appropriate to include the whole of either Besthorpe or Old Buckenham in the NPA because the Neighbourhood Plan would predominantly be dealing with development issues in Attleborough, which may not be in line with the plans that the Councils in Besthorpe and Old Buckenham had for the remainder of their parishes. In drawing the NPA with the additional land in Besthorpe and Old Buckenham, geographical features and straight lines were used to make the area boundary easily identifiable.

The proposed NPA received the approval by all 3 Councils and it was agreed that Attleborough Town Council would submit the NPA to Breckland Council.

The Neighbourhood Plan will be produced by working groups reporting to the Attleborough Neighbourhood Plan Steering Group. The completed Plan will be submitted to Attleborough Town Council for approval and onward transmission to Breckland Council. Besthorpe and Old Buckenham PCs will have the opportunity to have their say during the Plan's production.

It is intended that the Plan 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. A copy of the Vision and Objectives are attached for your information.

The local press will be notified that the Neighbourhood Plan process has started and the next step is for the Steering Group to prepare for further engagement of the community by holding a launch event once the NPA has been approved.

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