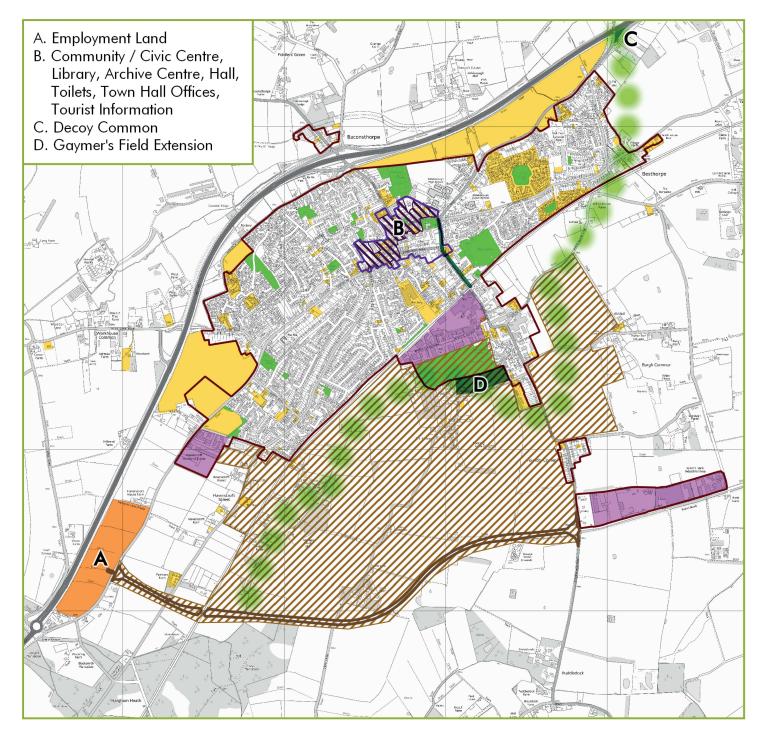
Atteborough Neighbourhood Plan 2016 - 2036



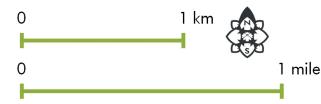
Draft Plan for Regulation 14 Consultation July 2016



Attleborough Neighbourhood Plan

Proposals Map June 2016







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FOREWORD

These are exciting times for Attleborough!

Whether you like it or not we are witnessing an expansion of our town, which has not been seen since the early 1900s. Developments are already taking place and more are planned. We could well see the town double in size over the next decade or so. This leads us to face challenges on an enormous scale. When talking to residents there are many concerns and comments such as "What about the Doctors Surgery, there aren't enough places now", "The town is gridlocked already", "there aren't enough school places", "Where are the kids going to play?" All these comments and questions need answers.

The Neighbourhood Plan hopes to address some of these issues. It's a fantastic opportunity to shape the town by influencing planning policy, within certain parameters of course, and deliver some much needed infrastructure.

Its history started seven years ago when a group of likeminded residents set up ACT (Attleborough Community Team) to work on the now shelved ASHAAP (Attleborough & Snetterton Heath Area Action Plan). Since then it has morphed into the Attleborough Neighbourhood Plan Steering group to oversee the plan through its development to the referendum stage. If the plan is welcomed and adopted by the residents of the town it will form part of the planning policy for the designated area.

There is much work to do, the projects that have come to light through the research and reports from consultants, highlights a shortfall in facilities and infrastructure. Some of these projects are already being worked on by various groups within the town.

As you will see in the plan the topics and policies are wide ranging. The scope of work that has gone into the document to date is huge and thanks must go to various individuals for the countless hours, emails and meetings attended. The plan would not exist without this input. Thanks must also go to Attleborough Town Council for supporting the plan through the democratic process. I hope that these hours of input will be appreciated in the years to come.

Tony Perkins Chairman of the Attleborough Neighbourhood Plan Steering Group 2016 Mayor Attleborough 2015/2016

To get copies of *Attleborough Matters* and to register to follow the Neighbourhood Plan visit <u>www.attleboroughnp.org.uk</u> or call into the Town Hall.



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
LGA	Local Government Association
NCC	Norfolk County Council
NPPF	National Planning Policy Framework
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SME's	Small and Medium-sized Enterprises
SUE	Strategic Urban Extension



1 Introduction

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SECTION 1 INTRODUCTION

1.1 Introduction to the Attleborough Neighbourhood Plan

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.

Plan Period

The ANP has been produced to cover the period 2016 – 2036. This is the same end period as for Breckland Council's (BC) emerging Local Plan.

Evidence Base

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.

This is combined with research materialwhich the Attleborough Neighbourhood Plan Steering Group (ANPSG) commissioned from consultants on Sports and Open Spaces, and Health and Social Care. To examine the current employment requirements and spaces available in the town, a short review of the available evidence and a brief qualitative survey of the current town centre were undertaken in March 2016; to compare the results with the town centre studies done earlier.

Reports of all these studies will be made available on the Town Council website and at the Town Hall.

1.2 How the Neighbourhood Plan fits into the Planning System

BC's Core Strategy 2009 and their emerging Local Plan will set the strategic policy. The ANP gives more local policies to use in the town and its surroundings.

Neighbourhood Plans must also be in line with strategic environmental assessment and habitat regulations. In order to assess whether the policies and sites in the ANP require a Strategic Environmental Assessment (SEA), BC were consulted in December 2015 for a screening opinion. Since many of the sites are to be allocated through the Local Plan, the opinion, received in March 2016, is that Attleborough will not need a separate SEA for those sites. However, the employment allocation to be made in this Neighbourhood Plan will require an SEA, and a draft scoping report is available for consultation.

Relationship with National and District policy

The Core Strategy requires Attleborough to accommodate by 2026:

- 4,000 new homes;
- New employment land in addition to Bunn's Bank and town brownfield sites;
- Retail facilities

The ANP however extends to 2036. 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 plan to provide for less. The 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.

BC is in the process of producing a new Local Plan, which will replace the Core Strategy and suit of documents that make up the current adopted Local Plan. The new (emerging) Local Plan will run from 2011 – 2036.

1.3 What is the Attleborough Neighbourhood Plan about?

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

The key issues that were debated in developing the Plan 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

The background to the ANP is a desire for an "employment led" plan for the town to enable it to be balanced, rather than be a commuter dormitory town. The ANP is seeking to use the local workforce and to promote and develop new skills in the area. *"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."*

ANP Statement Attleborough Town Council August 2013.

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.

Next Steps

This draft will be amended and then approved following a round of consultations including consulting with statutory organisations, neighbouring parishes and the county and district councils.

The following reports will be available alongside the ANP for the final stage for Examination and Referendum:

- Basic conditions statement
- Evidence base report
- Consultation statement
- Delivery strategy

The draft ANP can be downloaded from the Town Council's website or inspected as hard copies by appointment at the Town Council office. It is also available at selected outlets around the town and in adjoining villages.

1.4 How this plan is structured

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

- Section 2 About Attleborough, proposals maps
- Section 3 Vision for Attleborough, and core objectives arising from this vision
- Section 4 Land use, constraints and opportunities, and the work of theme groups
- Section 5 Plan objectives and policies
- Section 6 Evolving community projects
- Section 7 Delivery of the plan and monitoring



SECTION 2 ABOUT ATTLEBOROUGH

2.1 How Attleborough has developed

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 improved road connections, and recent improvements to the A11 south make the connectivity to Cambridge and the Midlands better.

Figures: Maps 1884 and 2000

The town has grown from its core but mostly north of the railway line.





2.2 Attleborough Today

Population

The mid-year population estimate for the ANP Area (based on the total populations of Burgh and Queen's Wards) in 2014 was 11,675, a rise from the estimate of 11,311 for the same area in the 2011 Census.

Housing

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. The estimate is that since the date of the Core Strategy adoption, a further 1,500 have permissions or are under construction, bringing the total expected during the period of this plan to at least 5,500. Even assuming conservatively only 2 persons per house this would mean an addition of 11,000 people by 2036.



Future housing growth direction is set in the Core Strategy: the majority of growth will be directed south of the railway, in an area referred to as the Strategic Urban Extension (SUE). However, there are also sites north of the railway, between the town edge and the A11, which could accommodate new housing.

The ANP evidence shows that additional housing with social and health care is needed as the population is ageing.

Transport

The A11 provides an effective bypass of the town 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. It also uses a level crossing across the main Norwich to Cambridge railway line. Industry 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, the need for a new link road between the A11 and the B1077 is identified. BC carried out three studies as an evidence base for traffic issues, and has selected a preferred route to the south of the town.

The New Anglia Local Enterprise Partnership Strategic Economic Plan identified infrastructure needed for Attleborough to support growth, both for town centre improvements and the link road. A provisional award of £4.5m has been identified for town centre transport measures.

The rail line serves East Midlands Trains and Breckland lines, connecting to Norwich, Peterborough, Cambridge, and the Midlands and North West. 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 5minute walking distance (approximately 400m) of a bus stop.

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

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 from the industrial estate to Leys Lane railway pedestrian crossing point.

Shopping

The town centre retail provision is vibrant, with a very low vacancy rate for shops. Growth is crucial but there is a personal and unique offering from independent traders



along Queen's Square, Exchange 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.

Working

The main industrial areas are Gaymer's, 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.

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.

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 date on Attleborough super output area 11, together with Besthorpe super output area 13c. (These areas are the best available to reflect the ANP designated area.)

Schools

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 off the Academy site and reorganise 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

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 small private gyms and a very small facility at the sports centre.

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.

There is currently no artificial grass pitch. 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 is served by a portacabin. The Rec is host for adults matches whilst the focus of Gaymer's 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.

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 Space

Attleborough Town Council (ATC) currently manages six equipped play areas (on Lomond Road, Norfolk Drive, Cygnet Close, London Road, Station Yard and Gaymers Playing Fields).BC manages a further two areas, however there is a deficit of some 8 hectares. There is no neighbourhood equipped area of play (NEAP).Currently there is no indoor play provision within Attleborough.

Allotments

ATC currently manages 37 allotments and there is a waiting list of 50 residents. The ANP will adopt the '*Growing in the Community'* (2nd Edition) guidelines for managing allotments produced by the LGA, and will seek further designated areas for allotment provision.

Community and Social Facilities

As the town grows, the only large social venue, Connaught Hall, could have the potential to be regenerated. An option is also under consideration to convert the existing sports hall at the Academy into a theatre and community venue, as it is centrally located. This will depend on a site and funding being secured for an alternative Indoor Sports Hub location.

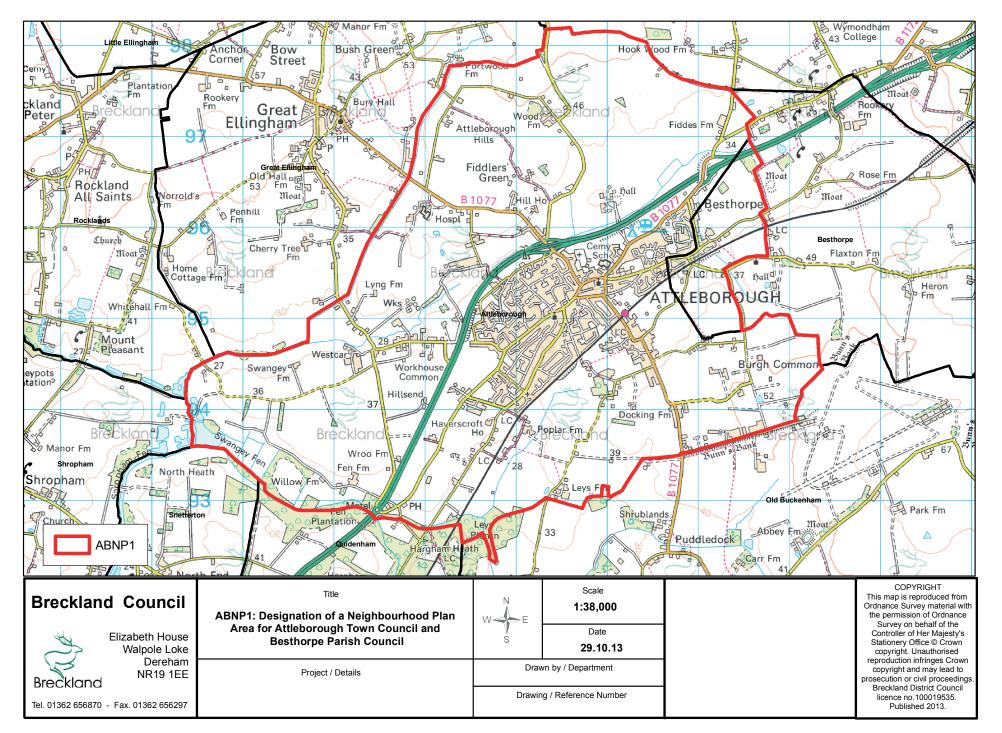
Cemetery

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 requires additional land that is suitable, and not at risk of flooding.

Informal Open Space

There are no parks and informal areas of open space for walking, cycling and playing in. Also there are few public footpaths linking the town to countryside.





The ANP area designated is the ATC area plus a part of Besthorpe Parish Council, as shown in the designation map, and the Town Council is the Qualifying Body.

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.

Sustainability Appraisal

As the Qualifying Body for the ANP, ATC formally requested from BC a screening opinion on the proposed content of the draft ANP, under the process for undertaking a Strategic Environmental Assessment as set out in the European Union SEA Directive and implemented in England through Regulations. The aim is to help promote sustainable development.

The ANP accepts that to comply with the Basic Conditions, it includes the BC preferred option link road route and boundary to the SUE as set out in the Core Strategy and emerging Local Plan – both higher-level plans.

The ANP was 'screened out' as not needing a SEA except for the employment land allocation policy. However, the plan still needs to meet sustainability objectives, and this is 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 is available on request from the Town Hall. The Screening Opinion Request submitted to BC is also available on request from the Town Hall. It contains evidence based material on the land, water and soil resources, biodiversity designations in the area, flood risk mapping, the conservation area and listed buildings locations.

Status of the emerging Breckland Plan

BC carried out its Preferred Directions (Regulation 18) Consultation on the Local Plan in January – February 2016. The Preferred Directions Consultation document builds on the previous Issues and Options Consultation (2014-2015).

Consultation on the ANP

The Vision Statement and Core Objectives were developed with the local community at a series of community engagement events and exercises from 2010, before neighbourhood plans were a possibility, and continued through 2013 -2016, as described in the consultation report. They form the foundation of the ANP. 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.

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 available on the website. To date there have been 7 editions, covering all the main themes and draft policies. Edition 6 was a simplified version of the draft plan.

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. A consultation took place in November 2015 with the draft vision, objectives and plan on display for 23-26 October 2015 in Attleborough Town Hall - over 600 people viewed it. The ANP is on Facebook with "likes" for the ANP averaging around 240 a week.

The current draft is being given a six-week Regulation 14 consultation for the period of 7th July to 17th August 2016. It will then be amended where necessary and submitted to BC so it can go through a further round of consultation, and then be examined. If the examiner passes it as fit to go to Referendum, there will then be an opportunity to vote on the ANP. The target for the Referendum is early 2017.



SECTION 3 VISION STATEMENT AND CORE OBJECTIVES

3.1 Introduction to the Vision

The Vision for Attleborough seeks a balance of jobs and housing, therefore additional employment land for small and medium enterprises and policies for 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 made in the ANP to meet needs for the higher skill smaller size of business.

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. However, since the Core Strategy was approved, at least an additional 1,500 homes have either been approved or started construction on site. Thus the real growth figure to 2036 is at least 5,500. 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.

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.

Attleborough is severely short of both formal and informal open space. Studies assessing provision show only 20% of the amount of open space required is currently available. The ANP vision is to deliver a linear park/green corridor running from Decoy Common on the edge of the town through the proposed extended Gaymer's playing fields south and west towards Hargham Woods following the route of the Attleborough stream. This would also enable the Strategic Urban Extension to use Sustainable Urban Drainage System (SUDS) along this route and provide linkages and movement corridors for both people and wildlife.

The linear park would be linked to the existing town at strategic places through the provision of cycleways and footbridges over the railway line, allowing both sides of the rail line to be easily connected, which would also assist Network Rail to close some at grade crossings. 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 ANP also promotes 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, and also to meet biodiversity objectives.

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 in Breckland. The Conservation Area and Listed Buildings policies in the emerging Breckland Local Plan are supported.

The ANP seeks high standards of design in Attleborough, and will seek the implementation of an independent design review for major sites including the SUE masterplan and outline application, any updates to these, and the ensuing reserved matters planning applications.

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

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.

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 sports venues will also provide jobs and help establish the town as a predominately self-sustaining community.

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.

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.

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.

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

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

3.4 The Core Objectives

The core objectives, which have evolved from the consultations are:

- **CO 1** To view the town as one development area, with strong links and connections to its hinterland and beyond
- **CO 2** To preserve and enhance the historic centre of the town and its history
- **CO 3** To identify new employment land which can be developed and to encourage newSmall 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' developments 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





- **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
- **CO 11** To promote and enhance the town to attract investors, developers and visitors by building on its heritage

3.5 Sustainability Assessment

These core objectives emerged in the steering group and theme groups, and were subject to consultation. They have been tested in the sustainability appraisal against the same sustainability principles used in the Breckland Plan and the result shows the ANP core objectives are strongly sustainable.



SECTION 4 LAND USE IN ATTLEBOROUGH

4.1 Introduction

The current land uses within the ANP boundary are set out in section 2 above.

4.2 Land Use scenarios

Planning for Growth in Attleborough - Options

The direction of growth was debated in 2008, and the Town Council sent the following statement to BC: *"The general consensus is that the development should take place to the south/south-west of the town. The Town Council has taken an objective overview for the whole of Attleborough."*

The SUE covers existing farmland to the south of the rail line, and without rail crossings would be remote from the existing town centre facilities. Based on the work of John Thompson Associates that was first debated in a community consultation weekend in 2010, a key requirement from the community was a link road from development to the A11, so that the congestion in the town centre could be relieved. There may also be other options for housing development promoted by developers, for example to the north between the existing town edge and the A11.

The ANP sets out what would be required from developers, both land and contribution of funds to supporting facilities as set out in in this neighbourhood plan. ATC requests that it be regularly consulted in the process, so the delivery of the infrastructure can be in line with the ANP policies and programmes. The contributions should be timed so that that houses are not occupied before infrastructure, and non-sustainable patterns of living do not become established by the early residents that prove to be difficult to change as the development progresses. In particular, better walking and cycling routes back to the town should be sought from the initial phase.

Supporting the Local Economy

Through the evolution of the ANP further support is emerging for expanding small and medium sized enterprises, in new high quality premises. There is a proposal for additional employment land on London Road, and various sites have been put forward as set out in the Sustainability Assessment.

Local market stallholders, craft fairs, independent retailers and small businesses could all assist in keeping expenditure flowing locally within the town. There is also support to retain clusters of professional services in the attractive town centre, in restored historic buildings. Where converted housing is in commercial uses along the main approach roads, there is support to work with owners and users on re-organising

parking areas and smartening up frontages, as well as retaining the existing mature tree avenues.

Where they are predominately in retail use, there is support to work with owners and users on restoring/ improving yards off Church Street and Queen's Square such as Defiant Precinct, and to find new users for any derelict historic buildings, preferably bringing them back into accessible use. Upper floors of retail units should be considered for business use if they are on the primary shopping frontage.

There is also concern that the street market on Thursdays is now very small, and work will be needed to support and expand it. Moving it to a reconfigured Queen's Square by closing the road on Thursdays and making the stalls more visible could help.

4.3 Evidence Base

The Evidence Base document to accompany the ANP and our specific evidence documents on heritage, health and social care, and on sport and recreation are available on request from the Town Council, whilst most of the evidence the higher level planning authorities and the Government provides can be accessed from their websites http://www.breckland.gov.uk/article/2455/Documents-Library-Publications

4.4 Land Use Objectives, Constraints, Opportunities and Options

The land use objectives for employment, housing, transport, education, health and social care, sports and informal open space, leisure and community and environment sustainability and design have emerged in the work of the theme groups, and been subject to local consultation. The constraints and opportunities that have informed the work are briefly summarised here. The theme group objectives are described in full in section 5 below.

Heritage

The town centre in Attleborough is a historic core of high quality recognised with Conservation Area status. There are also listed buildings throughout the ANP area, and other buildings that, whilst not nationally listed, are of local significance. South of Attleborough is Bunn's Bank Scheduled Ancient Monument. All these are set out in the evidence base supporting document 'Attleborough Neighbourhood Plan Character Assessment' compiled by the Attleborough Heritage Group (AHG) November 2015.

The ANP will expect all development in the Conservation Area and affecting settings of listed buildings to meet the Breckland policy DC17 as set out in their core strategy, or as replaced in the emerging local plan when adopted.

Opportunities to introduce sympathetic new character in good new design would be considered favourably.

Landscape Assessment

The ANP area is in two landscape character areas. The Attleborough Hall Tributary Farmland Area has the character of "undulating mixed agricultural farmland interspersed with hedgerows and pasture associated with the tributaries draining into the River Thet".

This landscape to the north and north west of the A11 has a unified aesthetic character and consequently would be more sensitive to change than areas to the south. The area south and east is generally representative of the wider character area B2: The Buckenhams Settled Tributary Farmland. The arable landscape to the south has few features of interest and is less sensitive. To the east, the relatively low key/rural transition at Church House/Village Farm is well integrated with the rural landscape, and would be sensitive to large-scale development that creates an abrupt edge.

Flooding and surface water drainage

There is an area of flood zone 3 and flood zone 2 to the north of Attleborough associated with the Attleborough stream, which flows into the River Thet. The SFRA updated in 2008 by BC identified that potential development areas in Attleborough have very high peak run-off estimates and therefore there will be a particular need for efficient surface water drainage systems (SUDS) in new developments.

Open Spaces

The town lacks parks and informal and formal recreation spaces. The ANP therefore seeks to increase opportunities for recreation. It also supports policy to designate, protect and improve the following local open spaces: Queen's Square, St Mary's Churchyard, The Recreation Ground and the London Road Recreation Ground, Gaymer's Field and the proposed extension to Gaymer's Field, and Decoy Common. All of these areas are of historical, recreational and/or wildlife importance.

Habitats Assessment

Swangey Fen, in the Norfolk Valley Fens Special Area of Conservation, and Old Buckenham Fen SSSI are the two designated sites closest to Attleborough. In addition, there are some county wildlife sites. *"Growth at Attleborough will need to be considered alongside the findings and further recommendations of the Water Cycle Study, and should have particular regard for the isolated site of the Norfolk Valley Fens SAC located to the south west of Attleborough."* (Page 2 of Breckland Local Plan Habitats Assessment Report Dec 2015.)



SECTION 5 PLAN OBJECTIVES AND POLICIES

5.1 Introduction and Themes

To derive evidence, explore options and create land use policies from the vision and objectives, seven theme groups were set up 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

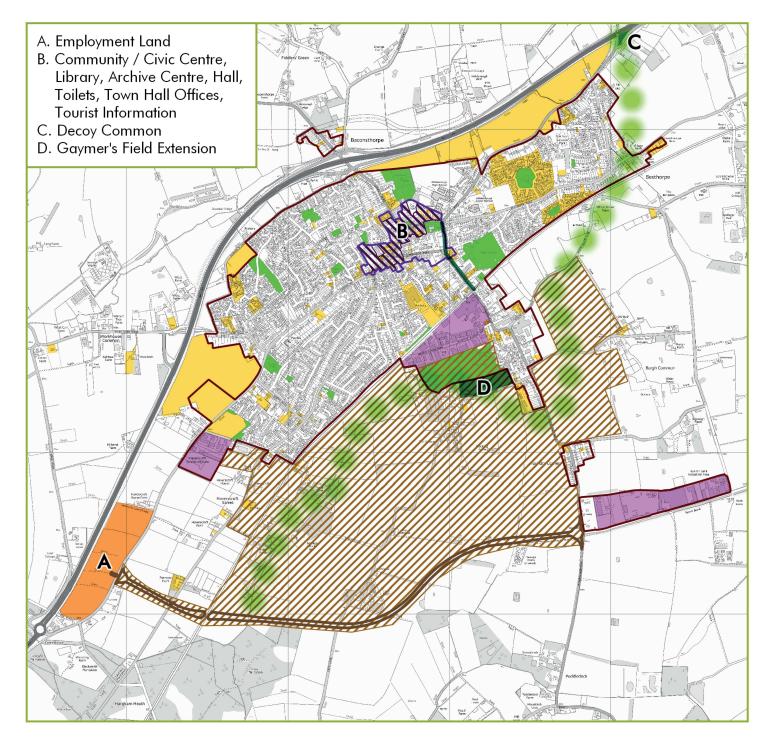
For each of the above Themes, the text below sets out:

- 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.

The Proposals Map illustrating the key sites and proposals is shown on the next page.



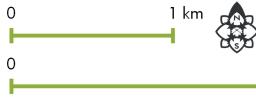


Attleborough Neighbourhood Plan

Proposals Map June 2016



1 mile





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5.2 Theme Visions, Objectives and Policies

THEME 1 THE LOCAL ECONOMY

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

Support allocation of a minimum of 10 ha site (site x on Proposals Map) on London Road for a business park development for SME-sized employment users, in use classes B1 and B2, with access from London Road, subject to the following criteria:

- Would not have significant harmful impacts on the surrounding landscape and the wider setting of the town
- Would not have any significant harmful impacts on the ecological setting of the site
- HGV traffic generation would not have an unacceptable traffic impact on the wider town and the capacity and operation of its highway network
- No detrimental impact on surface water run-off in the town's surface water catchment area or entirely self-sufficient in its ability to manage surface water run-off.

The site is close to the proposed link road to the SUE housing, with potential to access London Road near the junction connecting it to the link road. The site is near the facilities of the White Lodge Public House and Breckland Lodge hotel and restaurant, and is easily accessible to and visible from the A11.

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 of Attleborough Town Centre

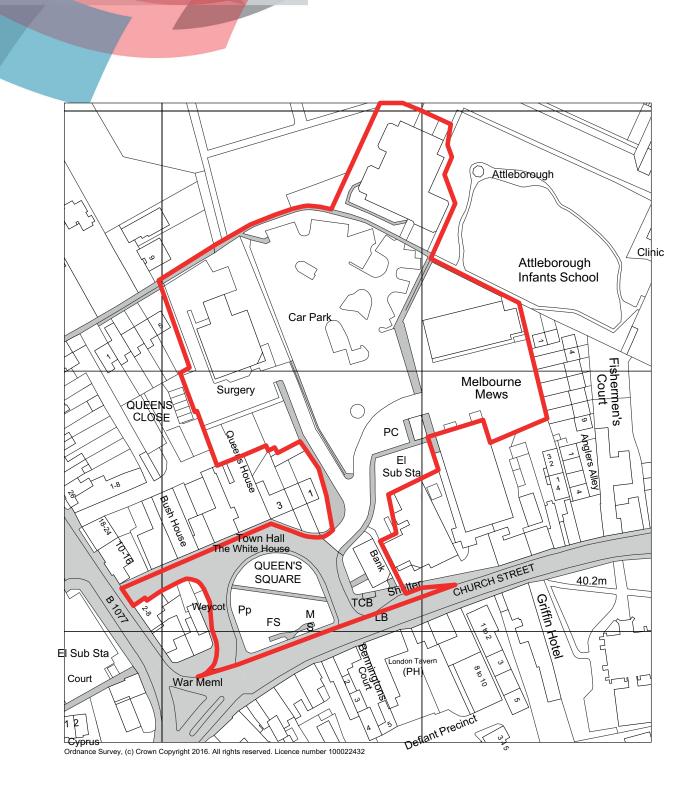


Policy LE.P2

Redevelop Queens Square car park site for uses that support town centre retail and other community uses, and seek both replacement and additional car parking capacity (See site red line map on the next page). A brief to redevelop the site will be prepared with the relevant landowners.

This proposed development site is where the ANPSG is exploring creating a 'Community Hub' in the Town Centre, which could include the Library, Adult Education, Archives and Heritage, Town Council Offices and Tourist Information Centre. A brief for development will be prepared jointly with the owners. More information about the proposal is given in the Sport, Leisure and Community Theme 6 below.





ATTLEBOROUGH NEIGHBOURGHOOD PLAN TOWN CENTRE RENEWAL

QUEENS SQUARE CAR PARK SITE REDEVELOPMENT RED LINE BOUNDARY FOR POLICY **LE.2**

SITE PLAN AS EXISTING 1:1250 @ A4

22/06/2016



Policy LE.P3

Planning permissions would be resisted which would result in the loss of existing local shopping facilities within the defined town centre boundary.

Changes of use of business premises from A1, A2, A3, A4, and A5 uses would only be permitted if the applicant demonstrates satisfactorily that the on-going use of the premises for these purposes is no longer viable. Usually two years of non-marketability evidence is required. ANPSG asks that Attleborough and Snetterton Business Forum and Breckland Business Directory be alerted if there could be a vacancy, and they will advertise to their members in the retail business. Applicants will be required to give evidence that they have given the adequate information and two years' notice to the Attleborough and Snetterton Business Forum and Breckland Business Directory.

Policy LE.P4

Expand the retail provision as the town growsprovided that it does not lead to a significant adverse impact on the town centre, on the environment, or the transport network. Uses that complement the town centre will be supported in the SUE.

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 located in the existing town centre as it grows. A future superstore use is supported in principle on the Gaymer's Industrial Estate when Banham Poultry relocates to Bunns Bank. The Gaymer's Industrial Estate can also evolve to offer mixed uses with retail, residential and small and medium enterprises.

Policy LE.P5

Primary retail frontages should be changed in Attleborough to allow both sides of Exchange Street to fall into prime frontage, as should the retail units on Queens Road opposite the car park and Lidl, as shown in the ANP Proposals Map town centre inset.

The Core Strategy shows these areas as secondary retail frontage. Changing to primary frontage will help ensure as the town grows that the main growth in retail is concentrated on the town centre area.

Policy LE.P6

Support will be given to planning applications for improving town centre premises located in older buildings such as around Queens Square, in Defiant Precinct and other yards, and the converted houses on Connaught Road and High Street, where these are in employment use already.

Making the premises attractive to small businesses will help a vibrant and diverse economy to thrive and grow. Several small professional firms already operate in the town centre and there could be scope for further small firms to be clustered nearby in improved town centre premises. Upper floors of existing shops could be potential locations for micro businesses and start-ups.

THEME 2 HOUSING

Mini-Vision

New housing of mixed tenure, type and incorporating sustainable design and construction to meet the needs of the community will be integrated into new and existing facilities.

The Core Objectives (CO) relating to this theme are: CO 1; CO 2; CO 5; CO 6; CO 9; CO 11.

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.

Policy H.P1

Windfall housing applications would be supported on appropriate sites within the existing town boundary.

Characteristic infill in Attleborough is likely to be on the yards leading from the main roads, and on small sites that are currently in non-residential uses. In the Conservation Area development will be expected to respect the existing character: heights, massing and materials, although high quality contemporary design and sustainable practices will be encouraged where appropriate. Detailed policy is set out in the Environment Theme 7.

Policy H.P2

Seek timely infrastructure provision to serve the new housing developments to ensure they are well integrated in the town. Housing proposals would only be permitted where it is demonstrated that there is also sufficient infrastructure, services and community facilities available, or to be provided using funding that is agreed to be given within appropriate timescales to support the new development.

Sustainable transport connections should be in place early so that good habits are formed, for example extending bus routes and implementing cycle routes and footpath links to connect new housing to town centre facilities.



Objective H2

Provide a balanced housing mix to address the demographic changes and to address the need to attract further economic development across all tenures. The potential for self-build homes will be assessed and provision made.

The evidence of 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. Health and Social Care policy HSC.P1 is seeking to provide a dual use care home facility to meet this need. This would also contribute to the wider housing objectives as it would allow under-occupied family housing to be freed up for use by new families.

Policy H.P3

Set up in the Town Council a register of those local residents interested in selfbuild opportunities.

Objective H3

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

Policy H.P4

House builders making planning applications on all sites of 10 homes or more would normally be expected to undertake a "Building for Life" dialogue process to improve local placemaking. See also Policies in section 7.

There will be an expectation that developers will commission independent preapplication design reviews and "Building for Life" analysis dialogue for major development applications to improve the quality of the designs.

THEME 3 TRANSPORT AND COMMUNICATIONS

Mini-Vision

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.

The Core Objectives (CO) met through this theme are: CO 1; CO 2; CO 5; CO 10; CO 11.



Objective TC1 To develop and implement sustainable transport for Attleborough

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 development masterplans, outline and detailed applications and s106 agreements. 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.

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.

Policy TC. P1

To develop and implement a sustainable transport and parking strategy and implementation plan for Attleborough

The ATC cannot itself implement policy to improve transport, but would collaborate with NCC and BC in creating a solution to the town's congestion that meets local needs and accommodates and integrates the proposed growth of the town.

Policy TC. P2

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

Schemes will be supported for designs for the town centre roads to ensure congestion does not worsen in the town centre or on links to town from the SUE, from recreation grounds, from employment sites and from schools.

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. Note that policies in Theme 7 on retaining tree cover and protecting Significant Tree Avenues will apply.

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.



Policy TC. P3 All new development should include provision for fibre-optic connectivity.

The ANPSG and the Employment Theme Group will campaign with the local MP, LEP and local businesses to ensure high-speed broadband facilities are built into all allocated employment sites and major housing sites.

THEME 4 EDUCATION AND LEARNING

Mini-Vision

There will be good integration between local businesses and schools, providing the required skills for the new growing businesses and excellent education for the growing town population, including pre-school facilities and general adult education. The new diverse training and education facility meets training needs of local businesses and retraining of adults within the community. Sixth form education is both strong academically and has a sound technical and vocational emphasis.

The Core Objectives (CO) are: CO1; CO4; CO8; CO9;

Objective E1

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

In the work of the Education Theme Group support for the following schemes was identified:

Attleborough Junior School expanding as a new 420-place primary phase school by 2020

Attleborough Infant School relocation in 2017 to form a new 420/630 place primary school located on a new site off London Road.

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.

Allocation in developers' masterplans and planning applications of 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.



Support provision of additional pre-school facilities in the new development areas and shown as allocations in masterplans and phasing plans for the growth in homes and be facilitated by developers.

Objective E2

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

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.

Policy EDP.P1

Support an allocation in the Attleborough Academy Masterplan for a dedicated facility that jointly provides adult training and a Sixth Form Enterprise Academy

The aim is to facilitate training to meet quality career and job opportunities suitable for younger people. This facility could be located on the former Infant School site when it moves, but could also include adult education provision with less emphasis on employment but giving access to a high quality of education and learning for all the community throughout life.

Objective E3 Seek an indoor sports hub at Attleborough Academy to include community use.

The objective would be achieved by the Academy working with the ANPSG, NCC and Sport England. A feasibility study of options to deliver an 8 court hall and swimming pool is currently underway. Theme policy SLC. P1.

THEME 5 HEALTH AND SOCIAL CARE

Mini-Vision

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.



The Core Objectives (CO) are: CO1; CO6; CO7; CO11.

Many of the themes are very closely interlinked. Housing provision and health and social care are particularly closely interwoven. Policies in this section will have a direct housing impact.

However, there are also many links to transport, leisure and environmental design themes. Research by Inclusive Design for Getting Outdoors (I'DGO) 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 improve older people's perception of supportiveness and safety. At a neighbourhood-wide scale 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.

Objective HSC1 To provide a new and integrated Health and Social Care facility

Policy HSC.P1 Support provision of a dual registered care facility for around 65 beds

Objective HSC2 Work with Health and Social care providers to deliver a new model of health care provision and treatment

Policy HSC.P2 Support a new joint GP surgery and primary care provision.

Currently the search is for a solution on the Station Road site shown on the proposals map as it can be intensified: it provides good access to existing patients and is well located to also serve new residents on the Strategic Urban Extension. There is room to expand by building an additional storey.

The Station Road site is close to the Recreation Ground where informal recreation can be promoted for health.



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.

Attleborough GP surgery currently serves 17,400 patients both in the town and from several surrounding villages and settlements. The GP partnership is currently operating from two sites located within the town of Attleborough: Queen's Square and Station Road. Due to the split site and limitations of its buildings, the practice staff face a challenge on a daily basis to provide the service it would like to and patients expect of it.

A single site is in keeping with the strategic direction of NHS England and the 'Five Year Forward View' published in 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.

These are the two highest priority objectives. 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

THEME 6 SPORTS, LEISURE AND COMMUNITY FACILITES

Mini-Vision

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.

The core objectives (CO) this theme will deliver are: CO1; CO8; CO10; CO11.

Objective SLC 1

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



Policy SLC.P1 Seek a site for a new indoor sports hub, with an area of search on or near the Academy.

This could be a joint provision for the school and the community to be delivered through the Attleborough Academy masterplan, as part of the overall Academy growth strategy, or on an alternative location where it is well placed to serve the growing town.

Policy SLC.P2

Allocate a new outdoor sports hub at Gaymer's Field with a new pavilion incorporating changing, storage, parking and social facilities, and an Artificial Games Pitch (AGP).

As the town grows and existing space is outgrown, the strategy suggested is to move all formal sports pitches from the Recreation Ground on Station Road to Gaymer's Field, together with an extension. See also Policy SLC.3.

Policy SLC.P3 Allocate an adjoining field to the south of Gaymer's Field as an extension to the facilities here. (Site D)

To help with delivering this policy, the area would be designated as a Local Open Space to safeguard its recreational value. The delivery would be dependent on the football club securing funds for new changing facilities.

Objective SLC 2 To provide a Community Centre and Informal Leisure/Play Hub at the Recreation Ground

Once the Football Club moved, their building could be refurbished or redeveloped to provide an informal recreation Community Centre with toilets and a café, for parents and children, which would be delivered with the change of the Recreation Ground to become an outdoor play hub and informal recreation area.

The play hub would 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. It would be classified 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 and the recreation ground is well located to assist with promoting social cohesion between the existing town and the SUE and other additional urban growth.



Policy SLC.P4

Specify the required outdoor play facilities (NEAP+ and for young and old adults)at the recreation ground on Station Road to be implemented once formal sporting uses relocate.

The ATC will request S106 contributions from all housing development to enable refurbishment of the recreation ground for a town wide interactive play hub located here.

Objective SLC 3

Safeguard the location for a linear park through the SUE and connecting north to Decoy Common and south to Hargham Woods, as broadly indicated in the Proposals Map.

The linear park should be well connected 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. Where it passes through the SUE, the detailed design and location, and timescale of delivery for the linear park will be developed in the SUE masterplan.

Policy SLC.P5

Approval will be given to the provision of, and contribution to maintenance, from the developers for a new linear park running East to West to meet the following objectives:

- 1. Create an accessible open space in which to promote outdoor informal recreation and the enjoyment of nature
- 2. Provide sustainable travel options and encouraging healthy living and social interaction by providing attractive walking and cycling links from the existing town centre to the new developments, making use of the linear park.

The linear park route along the Attleborough stream south of the rail line is indicated very approximately as a linked series of green spaces on the proposals map. Its extent will be approved in the SUE masterplan and other developer documents.

The SUE masterplan and other planning consents and S106 agreements should provide detailed layouts showing land allocated for the facilities.

Policy SLC.P6 Seek site allocations for allotments in new developments.

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. 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 Allotments Acts allow authorities to make provision for local demand, and to acquire land for providing allotments.

Policy SLC.P7

The ATC will seek a suitable new cemetery site to meet the needs as the town grows in population.

Potential site options are being followed up.

Policy SLC.P8

Work with landowners of the red line site shown in the town centre inset proposals map at Queen's Square and car park to provide a new co-located venue for a Town Hall, Civic Centre and Heritage Centre, including a new library. This could form a part of the redevelopment of Queen's Square car park site, for which a development brief will be prepared, as in policy LE.P2.

The new library/ town hall/civic centre needs to be located so that people will combine visits with other services or shops, be well serviced by sustainable transport routes, have HGV access, and be based on the ground floor in a shared facility. Parking for disabled people close by will be important. It is agreed to be essential that the Library is well located in the town centre as it adds additional value to the 'heart' of the town. Examples of good practice are Dereham and Wymondham, where the winning design - using glulam timber construction - offers an open and welcoming appearance, and the library has office space and staff facilities. The aim will be to achieve a design meeting the policies in the Environment Theme of this ANP.

Objective SLC 4

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

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.

Objective SLC 5

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



Faith Groups: Lighthouse

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.

Youth Project: Ignite

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.

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

- 'Small' improvements: better facilities at the Rec, a dedicated place for youth to go to
- 'Big' improvements: a big indoor leisure centre and sports facility, and a shopping mall. Source: Deborah Carter July 2016, reported on The Ignite Project website

Objective SLC 6

Seek allocations and financial contributions from developers for new community facilities, play hub, linear park and indoor and outdoor sports facilities, arts, culture and community activities, to be set out in their approved S106 delivery schedules.

The process of seeking and collecting S108 developer contributions is handled by a higher level planning authority, who would use ANP policies to support the collection and spend of the funds on projects meeting the ANP objectives and policies.

During the consultations a number of individual projects have been suggested, some can take place anyway, others rely on the ANP policies to secure contributions as the town develops.

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.

THEME 7ENVIRONMENT, SUSTAINABILITY AND DESIGN

Mini-Vision

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.

The Core Objectives (CO) to be met through this theme are: CO1; CO2; CO5; CO9; CO10; CO11.

Objective ESD 1 Develop and implement an integrated Open Space and Green Infrastructure Strategy for the Town

Policy ESD.P1 Prepare a strategy for Green Infrastructure:

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.

Criteria for acceptable design will include:

- Improving the biodiversity especially by integrating recreation and sustainable drainage strategies
- Using extensive natural structural landscaping that is wildlife friendly and will ameliorate the climate
- Making paths that can be easily used by less mobile walkers
- Creating dog walking circuits in areas where there is less risk of wildlife disturbance

The approaches to Attleborough should present attractive settings to signal the market town character set in its Norfolk Farm landscape. Green gateways will be located on the edges to the town on London Road (near to Breckland Lodge, White Lodge, Peter Beales Roses and the proposed new Business Park), on Norwich Road (where Decoy Common is located), Queen's Road to the north and on Buckenham Road at the southern edge of the SUE.

Where the linear park passes through the SUE it should be clearly marked out in the SUE Masterplan, and in all outline and detailed planning permissions. The landscaping, cycle path and footpath details should be approved as part of approval of planning conditions for the SUE and any alterations should be developed in consultation and submitted for approval. Progress will be shown in the ANP regular monitoring reviews.

The management and maintenance of the linear park should be specified in legal agreements.

This policy, which is to address environment and sustainability objectives and introduce green spaces, should be considered together with the sports and informal recreation policies in Theme 6 above, and in particular Policy SLC.P5 and SLC Objective 6.

Objective ESD 2 Seek to maintain tree cover

The ANP consultations have shown how important an attractive town is to achieving the other objectives such as 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 thetown and on some approach roads. 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. Clear tree protection, replacement and planting standards should be incorporated into the Local Plan, and in the ANP delivery strategy. Mature tree cover, especially in the Conservation Area, is an essential element of the town's charm. Trees are particularly important to the character on Surrogate Street and Church Street and on Station Road. Planting new trees will ensure future generations continue to benefit from the interplay of landscape and townscape

Policy ESD.P2

For every tree felled, replacement planting by at least five trees, of various sizes, will be sought either on the same site or as close as is feasible.

Policy ESD.P3

To designate the following "Significant Tree Avenues" in Attleborough and to work with landowners to protect, maintain and renew them:

- a. Station Road alongside Connaught Hall site
- b. Rectory Gardens alongside Surrogate Street

Loss of these trees would be strongly opposed.

Contributing height and biodiversity as well as being an essential part of the conservation area character, these avenues are located on land adjoining gateway roads in the historic town centre. The trees and their root protection areas should not to be threatened. See Policy TC.P2.

Objective ESD 3 Improve existing open spaces and designate local open spaces

The exact status of the open spaces in Attleborough needs to be defined. The following sites are therefore defined in this ANP for the avoidance of doubt, to be the town's key Local Open Spaces with full protection.

Policy ESD.P4

Designate, (or if they are included in the Breckland Local Plan endorse) the following local open spaces:

- 1. Queen's Square Reason: Heart of the town centre, informal green used for seating
- 2. St Mary's Churchyard Reason: Trees are mature add to character of the conservation area and town centre high street experience



- 2 The regrestion ground Stati
 - 3. The recreation ground Station Road Reason: Recreational value
 - 4. Gaymer's Field and proposed extension (Site D) Reason: Recreational value
 - 5. The Rec London Road Reason: Recreational value
 - 6. Decoy Common (Site C) Reason: Richness in wildlife

The proposed extension to Gaymer's Field isalso set out in Policy SLC.P3 in Theme 6, for expanding formal sports locating at Gaymer's Field as the town grows, and this local open space policy will ensure the space is recognised for its potential.

Objective ESD 4 Improve water environment, fisheries, river quality and reduce flood risk

Efficient surface water drainage systems (including where feasible full SUDS) will be expected in all new developments, including all roads and paving, in line with national and local policies. There is an area of Flood Zone 3 and Flood Zone 2 to the north of Attleborough, which flows into the River Thet.

Surface water flooding has affected the A11 at Attleborough in the past and therefore efficient surface water drainage systems to attenuate flows of rainwater will be expected in all new developments and their associated parking spaces and driveways.

Wetland, watercourses and groundwater can be vulnerable to polluted road run-off containing road salt and other contaminants, so sustainable urban drainage systems (SUDS) should use strategies involving lagoons and reed beds and other 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 or the SAC to the south west of Attleborough.

Objective ESD 5

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

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. The ANP area contains a wide range of features of wildlife value, and policies ESD1-4 will be applied to help protect and enhance it. 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 development control process.

New habitats and connection of existing areas will be sought to form an ecological network identified in the Norfolk and Breckland District Ecological Network Mapping Report. The linear park and proposed green corridor linking this on 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.

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.

Design of new buildings and infrastructure should follow national policy and guidance for development that is: part of the setting to listed buildings; in areas of high landscape sensitivity; and/or located in the conservation area. Design for listed buildings and in the conservation area should follow national policy, the Breckland Core Strategy policy DC17 and emerging Local Plan policy when it replaces this. The findings of the document 'Attleborough Neighbourhood Plan Character Assessment' November 2015 will provide guidance on local distinctiveness in and around the ANP area.

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 will be encouraged.

Policy ESD.P5

All new development should seek to be of the highest sustainable and innovative design quality in terms of both architecture and landscape. Independent Design Review would be sought for sites over 1 ha, all major developments, and for sites in sensitive locations.

The criteria for quality would include: reinforcing local distinctiveness; taking opportunities for improving the character and quality of the area; and putting design for people before traffic design considerations, following the criteria in Manual for Streets. See also the policy for housing design H.P4.The NPPF and recent Government additions

to policy require that planning policy both avoids technical standards now covered by building regulations and focuses on achieving good design.

Policy ESD.P6

Prepare a Design Guide jointly with the developers for the SUE and other new major developments that will also cover aspects such as road infrastructure and open spaces.

Note that for Policies ESD.P5 and ESD.P6 the usual planning definition of major development will be used. This is provision of dwelling houses where the number of dwellings to be provided is 10 or more; or if the number is not known, the development is to be carried out on a site having an area of 0.5 hectares or more. For other uses the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or development carried out on a site having an area of 1 hectare or more.



SECTION 6 EVOLVING COMMUNITY PROJECTS

6.1 Introduction

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 Breckland Local Plan to judge applications.

It is a work in progress, and communities and organisations are invited to put forward projects for consideration.

The evidence base includes options for many of these projects, for sports and community facilities, play and leisure, health and social care and for shorter term ideas such as the market stall relocation.

6.2 Indicative projects to date

- Community halls
- Indoor sports Hub
- Outdoor sports hub
- Health facility
- New cemetery
- Primary schools
- Linear park
- Dual registered care accommodation
- Primary care facilities
- Queen's Square and car park site development with new library/Town Hall/Civic Centre/Archive Centre
- A strategy for events to promote Attleborough as a retail attraction
- New activities and events in the town centre, such as the Bike Fest in August 2015



SECTION 7 DELIVERY PLAN

7.1 Delivery Strategy and mechanisms – this table is a work in progress to be completed as aspects of the ANP are crystalised.

The 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.

Project	Cost if	Funding	Responsible	Partners	Phasing	Current
Description	known	sources	body			status
Allocate			ATC			
employment						
site						
Redevelop		NCC S106	Joint	NCC, BC, ATC,		
Queen's		Library	Partnership?	landowners		
Square		Site sales,				
		Developers				
Prepare			ANPSG, NCC,			
transport and			BC			
parking						
strategy		NGC 6106		NCC		
Adult education and		NCC, S106	Academy	NCC		
skills						
academy						
Dual		S106		NHS,		
registered		5100		INIIS,		
care facility						
GP surgery		Transition	GPs	NCC Property,		
		Fund +		NHS		
		S106				
Indoor Sports		Sport	Academy +	Sporting		
Hub		England,	ATC	bodies		
		NCC, S106				
Outdoor		Sport	ATC,	Sporting		
sports hub =		England,		Bodies		
extension		sporting				
		bodies				
Outdoor play		ATC + S106	ATC			
Linear park +		Developers,	Trust?			
link paths		S106, NCC	450			
Allotments		S106	ATC			
Cemetery		ATC	ATC			
Waymarking		NCC?	NCC?	Landowners,		
green routes			Landowners?	ATC		
Design guide		ATC?	ATC?	AHG?		
				Developers		



How it will be monitored	Key responsibilities		
ANPSG	Landowners, ATC		
ANPSG (Brief prepared, site developed)	ATC, BC, NCC, landowners		
Applications scrutinized by ATC Planning Committee	BC as the Local Planning		
	Authority, Attleborough and		
	Snetterton Business Forum to		
	assist marketing		
Applications scrutinized by ATC Planning Committee	BC as the Local Planning		
	Authority		
Local Planning Authority	Local Planning Authority		
Applications scrutinized by ATC Planning Committee	BC as the Local Planning		
	Authority		
Applications scrutinized by ATC Planning Committee	BC as the Local Planning		
	Authority		
Applications scrutinized by ATC Planning Committee	BC as the Local Planning		
	Authority		
ANPSG scrutinize register	ATC maintain a register		
ANPSG monitor policy	ATC with BC and NCC		
Applications and NCC proposals scrutinized by ANPSG	Developers and NCC		
and ATC Planning Committee	-		
Applications scrutinized by ATC Planning Committee	BC as the Local Planning		
	Authority		
Academy and ANPSG	Academy and NCC		
ANPSG	NCH and H C T		
ANPSG	GPs		
ANPSG, Sport England	Academy		
ANPSG, Sport England	ATC, Sporting bodies		
ANPSG, Sport England	ATC		
ANPSG, Sport England	АТС		
ANPSG	Developers, Trust?		
ANPSG	ATC		
ANPSG	АТС		
ANPSG	Landowners, ATC, BC, NCC,		
	developers		
ANPSG	ANPSG, BC, NCC, Landowners		
Applications scrutinized by ATC Planning Committee	BC as the Local Planning		
	Authority		
Applications scrutinized by ATC Planning Committee	BC as the Local Planning		
	Authority		
АТС	ATC, BC as the Local Planning		
	Authority,		
Applications scrutinized by ATC Planning Committee	BC as the Local Planning		
	Authority		
ANPSG	BC, NCC, AHG, ATC		
	ANPSG (Brief prepared, site developed)Applications scrutinized by ATC Planning CommitteeApplications scrutinized by ATC Planning CommitteeLocal Planning AuthorityApplications scrutinized by ATC Planning CommitteeApplications scrutinized by ATC Planning CommitteeApplications scrutinized by ATC Planning CommitteeApplications scrutinized by ATC Planning CommitteeANPSG scrutinize registerANPSG monitor policyApplications and NCC proposals scrutinized by ANPSGand ATC Planning CommitteeAcademy and ANPSG </td		

Photos of examples to illustrate proposed policies and plans



Avenues of significant trees: Surrogate Street and Station Road



Need to absorb flood water example of new housing on London Road illustrates this can be underestimated



Queen's Square car park is edged by mature trees looking north



New retail in a town centre – example in Southwold



High density housing in the centre of town – example in Southwold

All photos Core Connections Ltd

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