

# Attleborough

## Neighbourhood Plan

2016 - 2036

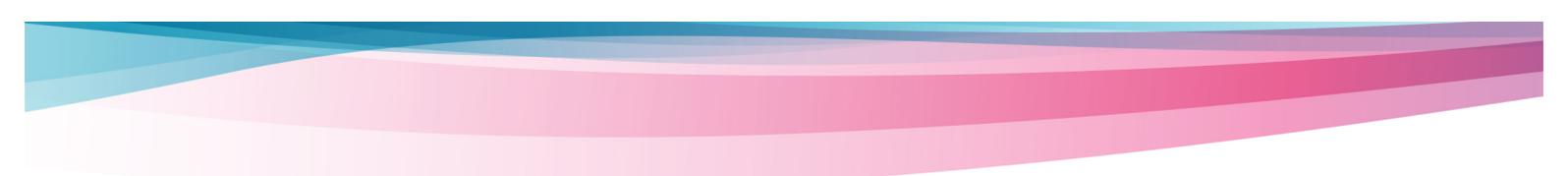


Attleborough

*my kind of town*



Submission Draft Plan  
February 2017



**ATTLEBOROUGH NEIGHBOURHOOD PLAN  
REGULATION 16 SUBMISSION  
FINAL DRAFT**

**February 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](http://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 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, 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

Note these are repeated exactly in the text in chapter 3 section 3.4.

## List of Policies

Theme 1 The Local Economy	<b>LE.P1 LE.P2 LE.P3 LE.P4 LE.P5 LE.P6</b>
Theme 2 Housing	<b>H.P1 H.P2 H.P3 H.P4</b>
Theme 3 Transport and Communications	<b>TC.P1 TC.P2 TC.P3</b>
Theme 4 Education and Learning	<b>ED.P1</b>
Theme 5 Health and Social Care	<b>HSC.P1 HSC.P2</b>
Theme 6 Sports, Leisure and Community Facilities	<b>SLC.P1 SLC.P2 SLC.P3 SLC.P4 SLC.P5 SLC.P6 SLC.P9SLC.P7 SLC.P8</b>
Theme 7 Environment Sustainability and Design	<b>ESD.P1 ESD.P2 ESD.P3 ESD.P4 ESD.P5 ESD.P6</b>

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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, which will replace all these, 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, but with an amended boundary – 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.

1.3.5 This draft has been amended and then approved following consultations including consulting with statutory organisations, neighbouring parishes and the county and district

councils, and is now submitted to BC at the Regulation 16 stage. The following reports are available alongside the ANP for the final stage for Examination and Referendum:

- Basic Conditions Statement
- Evidence Base report
- Consultation Statement

## **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 arising from this vision
Section 4	Land use, constraints and opportunities, and the work of Theme Groups
Section 5	Plan objectives and policies, Policies Map 1 and Town Centre Policies Map 2
Section 6	Evolving community projects
Section 7	Delivery of the ANP and monitoring

## **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 also be in line with strategic environmental assessment and habitat regulations. 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, and with uncertainty at that time about the exact wording of the policy and size of site, more information was needed. 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.

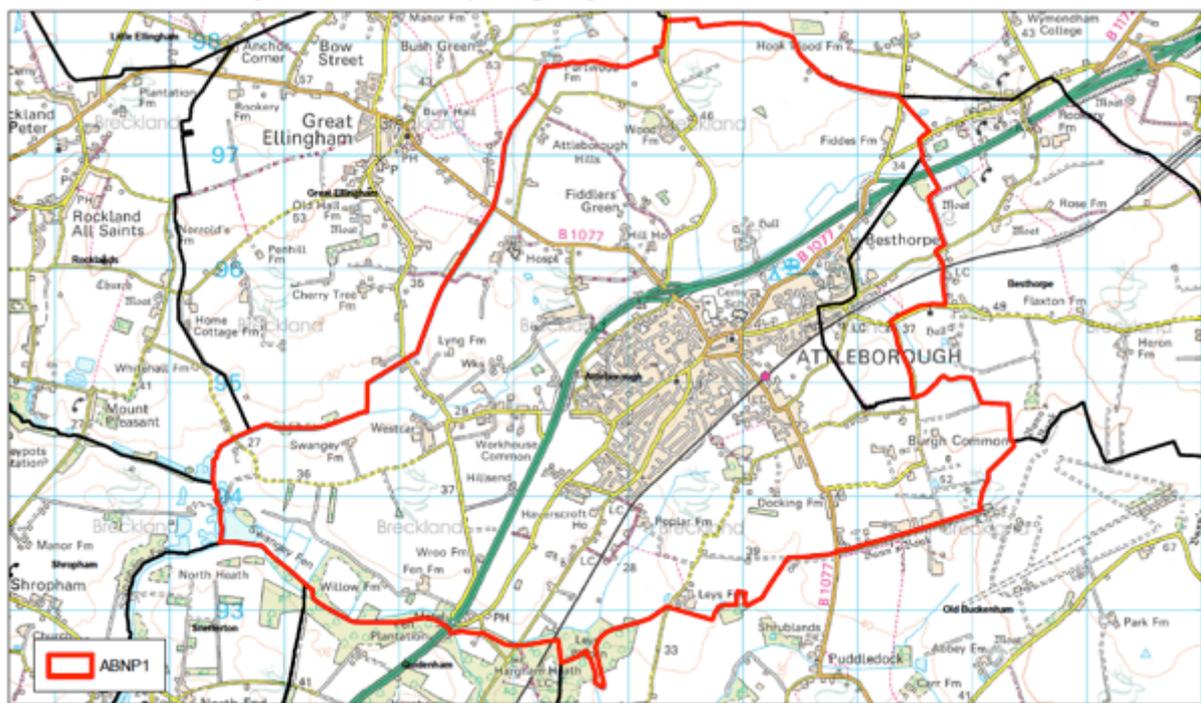
1.7.4 Key points raised in the summer 2016 consultation included:

- 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.

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.

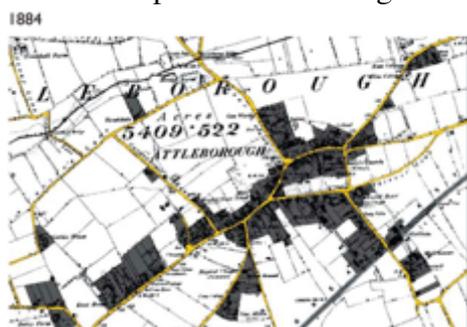
#### 1.7.5 The ANP Designation Boundary Map Figure 1.



## 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 overflow 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. However, there are also sites north of the railway, between the town edge and the A11, which could accommodate new housing, as presented in the BC Local Plan emerging site options part 2 Regulation 18 consultation in October 2016.

## 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, 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. However, since the Core Strategy was approved, additional homes have either been approved or started construction on site. Thus the real growth figure to 2036 could actually be around 5,500 as explained in paragraph 2.2.2. 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 control on these aspects is set by BC, using adopted core strategy and development control 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.

3.1.9 The ANP seeks high standards of design in Attleborough, and will seek the implementation of an independent design review for all 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

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.

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.

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.

Attleborough will be at the forefront of sustainable living and 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, 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

#### 3.4 Sustainability Assessment of Core Objectives

3.4.1 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 LAND USE OPTIONS

### 4.1 Introduction, Land Use Scenarios and Options

4.1.1 A brief outline of the current land uses within the ANP boundary is in section 2 above. This section sets out the options explored in the ANP area. More information about the environmental context is given in the evidence base and in the Sustainability Assessment.

4.1.2 The preferred 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.”* Using the average size household of 2.3 (taken from MSOA E02005513 (Breckland 011) 2011 Census data Office for National Statistics (ONS) table KS403EW, published January 2014) the future growth of 4,000 houses equates to an estimated population increase of 9,200. However in some of our analysis different assumptions are used: 8,600 for the sports facilities as some people may opt to use other places, but larger numbers for surgeries and schools that are also serving the surrounding villages.

4.1.3 Based on the work of John Thompson Associates that was first debated in a community consultation weekend in 2010, and all the subsequent consultations, a key requirement from the community is a link road to the A11, so that the congestion in the town centre could be relieved. 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. There may also be other options for new housing promoted by developers, for example to the north between the existing town edge and the A11.

4.1.4 The ANP sets out what would be reasonably required from developers, both land and contribution of funds to supporting the facilities. The contributions should be timed so that that houses are not occupied before infrastructure, thus ensuring non-sustainable patterns of living do not become established by the early residents that prove to be difficult to change as the occupation progresses. In particular, better walking and cycling routes back to the town should be sought from the initial phase. There is also local support for implementing the Linear Park early in the process. ATC and BC could work together to update the BC Infrastructure Delivery Plan to support the emerging Local Plan and the ANP. New development will be expected to contribute towards improving local services and infrastructure (including that collected for NCC such as transport, education; library and fire hydrant provision) through planning obligations (via s106 agreements / planning conditions).

## 4.2 Evidence, Objectives and constraints

4.2.1 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.

4.2.2 This material is combined with research, which the Attleborough Neighbourhood Plan Steering Group (ANPSG) commissioned from consultants on Play, on Sports and Open Spaces, on Health and Social Care and on the Local Economy. 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 was carried out to compare the results with the town centre studies done earlier were undertaken in March - August 2016. Reports of all these studies and the Evidence Base document to accompany the ANP and our specific evidence documents on heritage, health and social care, and on sport and recreation and play are available on request from the Town Council, whilst most of the evidence from the higher level planning authorities and the Government can be accessed from their websites.

4.2.3 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 ANP Steering Group and individual sub groups called Theme Groups, and have 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 each Theme in section 5.

### *Heritage*

4.2.4 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. 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. There are also some areas of archaeological significance, principally south of Attleborough, where Bunn's Bank Scheduled Ancient Monument is located.

4.2.5 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 with policies on heritage assets as replaced in the emerging local plan when adopted.

4.2.6 Opportunities to introduce sympathetic new character in good new design would be considered favourably in Attleborough. Discussions have taken place with BC on introducing a planning performance agreement so major schemes can be subject to independent design scrutiny, paid for by the developers, but the details of this need further discussion.

### *Landscape Assessment*

4.2.7 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.

4.2.8 The area south and east is generally representative of the wider character area B2: The Buckenham 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*

4.2.9 There is an area of flood zone 3 and flood zone 2 to the north of Attleborough, and also to the south associated with the Attleborough stream, which flows into the River Thet. The Strategic Flood Risk Assessment updated in 2016 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 in new developments.

### *Open Spaces*

4.2.10 The town lacks informal and formal recreation spaces compared to standards as is documented in the consultant’s report *Options Appraisal for the Provision of Sport and Leisure Facilities* commissioned by Attleborough Town Council February 2015. This is also confirmed in the BC *Open Spaces Assessment 2015* para 7.11 and picture 7.1. The ANP therefore seeks to increase opportunities for recreation. It also supports BC policy to designate, protect and improve local open spaces set out in the BC *Open Space Assessment 2015* and in the emerging Local Plan. In addition the ANP seeks to define additional open spaces: proposed extensions to Gaymer’s Field, required so sufficient playing pitches would be available for the growing town as the new housing is built, and exploring an indoor sports hall location for the future in land offered by developers to the north of the Academy playing fields. The ATC is also in the process of arranging to acquire Decoy Common, a County Wildlife Site, which is managed by Norfolk Wildlife Trust. This will be carefully managed to resolve possible human and wildlife conflict whilst retaining its biological integrity. See location in Figure 2 below, and site C on the ANP Policies map.

### *Habitats Assessment*

4.2.11 Swangey Fen, in the Norfolk Valley Fens Special Area of Conservation, and Old Buckenham Fen SSSI are the two European designated sites closest to Attleborough. In addition, there are several county wildlife sites. Therefore BC undertook a Screening Opinion on “whether there are likely to be significant effects on European Sites as a result of the emerging policies set out in the pre-submission draft Neighbourhood Plan that would

necessitate the production of a full Habitat Regulations Assessment.” This involved consulting the statutory consultees Natural England, Historic England and the Environment Agency. They received a response from Natural England on 13th September 2016, and as a result sent their opinion, that a Habitat Regulations Assessment Screening Opinion was required.



Figure 4 showing area of Decoy Common, a County Wildlife Site

4.2.12 Breckland Council produced the *ANP Habitat Regulations Assessment Screening Report* in September 2016. On the basis of the report a Habitat Regulations Assessment of the ANP will not be required.

## SECTION 5 PLAN OBJECTIVES AND POLICIES

### 5.1 Introduction and Themes

5.1.1 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

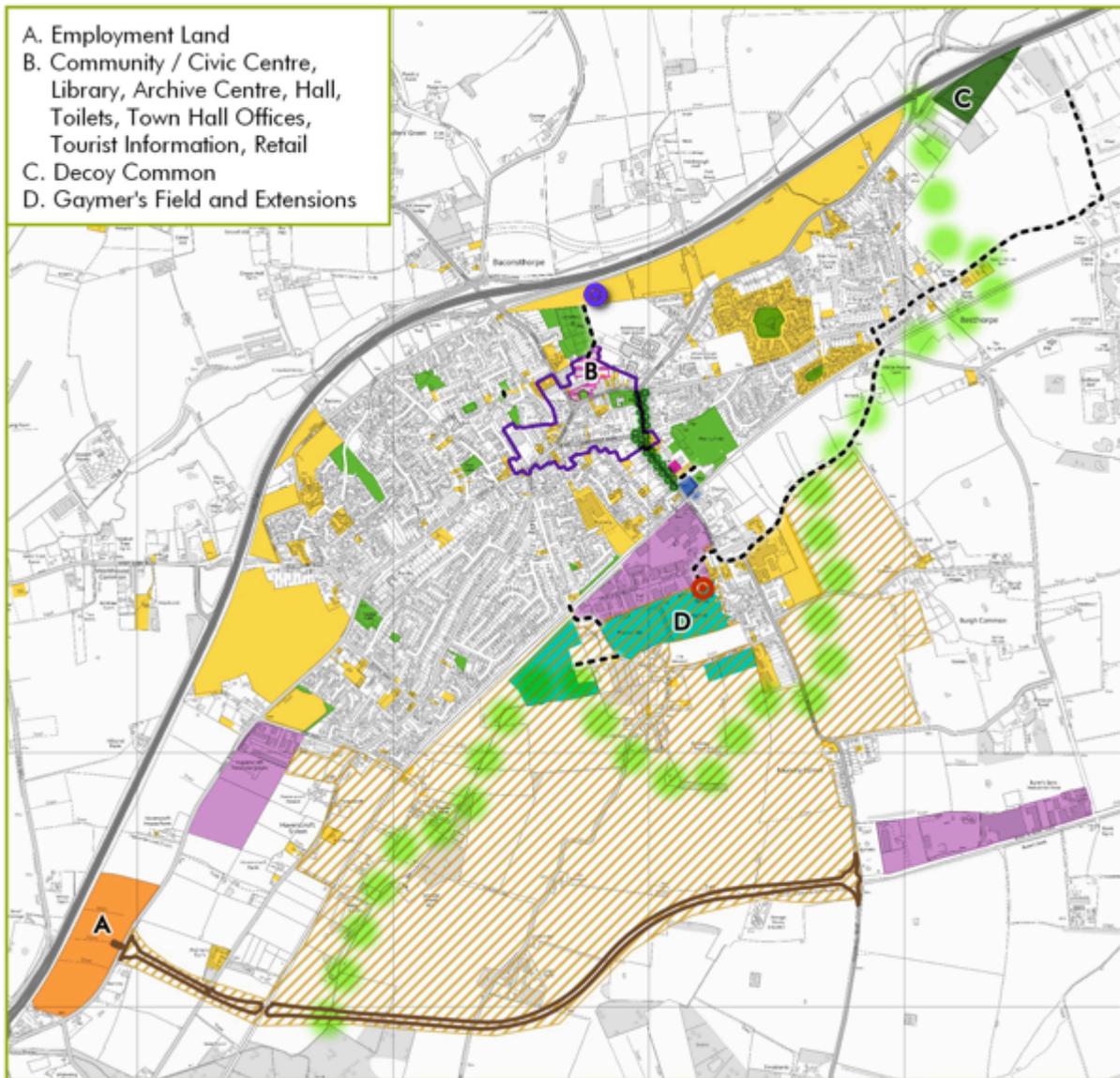
For each of the above Themes, the text below sets out:

- 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.

5.1.2 The ANP Policies Map 1 illustrating the key sites and proposals is shown on the next page, and the Town Centre Policies and proposals is shown in a larger scale in 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 5 ANP Policies - Map 1 on next page**



**Attleborough Neighbourhood Plan**

Policies Map 1  
February 2017

- Town Centre
- Preferred Growth Location (SUE) in Local Plan
- Site B
- Link Road (indicative)
- Outdoor Sports Hub
- Pavilion and Car Park
- Area of Search for Indoor Sports Hub and Parking for Town Centre
- Open Space in Local Plan
- Significant Tree Avenues
- Linear Park
- Local Open Space
- Employment Sites Existing and Permissions
- Existing Housing Permissions
- Area of Search for Employment Land
- Footpath Links



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## 5.2 THEME 1 THE LOCAL ECONOMY

5.2.1 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.

The Core Objectives (CO) this theme addresses are: CO1; CO 3; CO 4; CO 11.

### 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 A on Policies Map 1) on London Road**

**Support proposals for a business park 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 and makes a positive contribution to biodiversity, conserves existing landscape features of merit, and includes new landscaping of a quality that enhances this location on the edge of Attleborough**
- **Access would be from London Road, parking managed, and the scope for a bus stop, and for cycle and pedestrian access would be explored**
- **HGV traffic generation would not have an unacceptable traffic impact on the wider town and the capacity and operation of its highway network, and traffic movements into the town centre are mimimised**
- **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, and no impact on the underlying aquifer**
- **Provides new employment space to serve the needs of modern businesses, in particular small to medium enterprises, with parkland setting, high quality buildings and landscaping and control on maximum eaves height**

- **Preserves or enhances the setting of the listed White Lodge public house on London Road. This is likely to be achieved through high quality landscape on the access entrance and along the site's London Road boundary.**
- **Seek to create a wildlife corridor along the site boundaries, possibly relating to the Hargham Woods area on the other side of London Road.**

5.2.2 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 reasoning for a site allocation 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 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. 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.

5.2.3 The development could be carried out in phases over the time period of the ANP, relating to demand. The site 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.

5.2.4 A Design Standards and Guidelines brief will be prepared by BC, together with the ANPSG Employment sub-group or its successor organisation, to set guidelines for the development in line with this policy. The intent of these Design Standards and Guidelines is to provide clear and concise direction to developers and property owners in order to promote quality and preserve value. The Standards would be used by the local planning authority as a tool in evaluating submissions for all projects on this site, and for planning applications for any subsequent significant remodelling or renovations, and compliance would allow for swift and low risk permissions. Both Design Standards and Guidelines would apply to all new buildings, and to additions or major alterations to exteriors of buildings, including eaves heights and changes to colour schemes and materials within the site allocation area, and approvals would be subject to evidence of compliance. Standards are baseline requirements for the design

of development projects. Guidelines are recommendations that are intended to further define the desired image and character of development within this site. Compliance with the Design Guidelines would be strongly encouraged. On a case-by-case basis, proposed modifications to existing buildings or structures may be relieved from strict compliance with these design Standards, dependent on site and/or building constraints. All Standards and Guidelines contained within the document would be regularly reviewed, and special care would be taken to address all situations where Standards apply to a specific project. Proposed headings for the brief objectives are:

- 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**

**Redevelop Queens Square car park site for uses that support the town centre: retail and community uses, including town hall offices, public toilets, Tourist Information Office, Library and Archive Centre, and to seek both replacement and additional car parking capacity within or near the site. A brief to redevelop the site will be prepared with the relevant landowners and BC.**

5.2.5 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. A brief for development will be prepared jointly with the owners. 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.

5.2.6 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.

5.2.7 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.

5.2.8 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.

5.2.9 Figure 6 ANP Town Centre Policies - Map 2 site B shows the boundary for this policy and the proposed area the brief should cover. Note the area is including buildings and trees that would stay.



**Policy LE. P3**

**The Sports Hall theatre venue indicated in policy LE.P2 would be included within the town centre boundary, as shown on the Town Centre Policy Map 2, but for leisure uses only. Within this town centre boundary applicants for changing uses out of retail will be required to give evidence to the local planning authority that they made reasonable attempts to market the premises, and this should include giving adequate information with a year of notice of the vacancy to the Attleborough and Snetterton Business Forum and Breckland Business Directory to allow them to advise members of an opportunity.**

5.2.10 The Core Strategy put forward an Attleborough town centre boundary in the *Core Strategy Attleborough Town Centre Inset Proposals Map* (Adopted December 2009). In the public consultation for the ANP Reg 14 draft, reuse of the Sports Hall as a community theatre for Attleborough and its hinterland was supported. This is an appropriate town centre use, so the sports hall site is included within the area considered to be within the town centre boundary, but only leisure and cultural uses would be acceptable. This new use serves residents of the whole growing town and its hinterland, so would be appropriate for pooled developer S106 contributions.

5.2.11 In the Conservation Area, which covers much of the centre of Attleborough, and in the curtilage of listed buildings planning permission will be needed to carry out changes to buildings.

5.2.12 Changes of use of business premises from A1, A2, A3, A4, and A5 uses, for example to residential, will require prior approval and 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 the planning authority requires evidence to demonstrate one full year of non-marketability. ANPSG asks that Attleborough and Snetterton Business Forum be alerted at the start of this year if there could be a vacancy, and they will advertise to their members in the retail business, in order to help to maximise the opportunity for businesses to use the town centre first.

**Policy LE. P4**

**Expand the retail provision as the town grows, as suggested in the Core Strategy, provided 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 therefore be supported in a local centre in the SUE.**

5.2.13 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.

**Policy LE. P5**

**Shopping Frontage (Secondary) should be changed to Shopping Frontage (Primary) in Attleborough to include both sides of Exchange Street frontage, and to include the retail units on Queens Road opposite the car park and Lidl, as shown in the ANP Town Centre Policy Map 2.**

5.2.14 The *Core Strategy* Attleborough Town Centre Inset Proposals Map (Adopted December 2009) shows these areas as secondary shopping frontage. The town has thriving independent shops and very few vacancies to meet retail demand as the town grows. Changing the allocation of the frontage to primary signals that as the population grows the main growth in retail is concentrated on the town centre area, supporting its vitality and viability.

**Policy LE.P6**

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

5.2.15 Small retail businesses and 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. Making the premises attractive to small businesses will help a vibrant and diverse economy to thrive and grow.

5.2.16 The character assessment document *Attleborough Neighbourhood Plan Character Assessment* compiled by the Attleborough Heritage Group (AHG) November 2015, identifies the Conservation Area, the listed buildings and locally important (non listed) buildings. The ANP would support initiatives to improve and upgrade the named buildings with improved yards, streets and squares within the town centre. A full map showing the locations of local buildings of interest that are not listed is included in the Evidence Base and is available from ATC.

## 5.3 THEME 2 HOUSING

### Mini-Vision

5.3.1 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.

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, by working closely with the promoters and BC to develop the designs, masterplan, infrastructure and connections.**

### Policy H.P1

**Windfall housing applications would be encouraged on appropriate sites within the existing town boundary, and should meet policies to protect and support its heritage and attractiveness set out in the Environment Theme 7 below.**

5.3.2 Windfall sites will continue to be found in Attleborough, and these will be supported provided they meet the policies in the ANP and they are not on open spaces that are identified in the emerging Local Plan, where because of the lack of open space in Attleborough a very robust justification for their loss would be required.

Characteristic infill in Attleborough is thought most likely to emerge on the yards leading from the main roads, and on small currently non-residential sites.

5.3.3 In the Conservation Area new building 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 policies in Environment Theme 7 would apply.

### Policy H.P2

**Seek timely infrastructure provision to serve the new housing to ensure it is well integrated in the town. Housing proposals would only be permitted where it is demonstrated that there is also a delivery mechanism, including developer contributions, for sufficient open space, social and community 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 residents.**

5.3.4 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. Primary Schools can start at one form entry and be expanded as the population grows, but sufficient land should be available for the size of school needed for the whole envisaged growth. The same logic of ensuring sufficient space is allocated from the start should be used for planning the land allocated for playing fields and sports hall provision, a future swimming pool and informal open spaces. The existing Core Strategy policy CP5 on Infrastructure and the emerging Local Plan policy to replace it are also relevant. Tests would apply as set out in legislation. Not all the infrastructure costs would necessarily be met by housing developers and other sources such as asset management receipts and utility plans will be relevant. Reference would be made to the NCC Planning Obligations Standards that are annually reviewed for aspects of transport, education, library and fire hydrant provision. On this point they advise the installation of sprinklers in all new developments, as sprinklers have a proven track record to protect property and lives.

### **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.**

5.3.5 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.

5.3.6 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.

**Policy H. P3**

**Set up in the Town Council a list of local residents to pass to BC to be placed on their register of those interested in self-build opportunities.**

5.3.7 Small sites offer opportunities for local building firms and Self-Build/ Custom Builders. BC has responsibility to set up a self-build register, and ATC would encourage applicants by creating a direct reference and link to the BC self build joint register with Kings Lynn West Norfolk, South Norfolk and Broads Authority.

**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.**

**Policy H.P4**

**All major residential applications will be assessed against the Building for Life 12 (BfL) criteria and we would advise developers to ensure that their Design and Access Statements contain sufficient information to allow a full appraisal of their proposals. The outcome of the BfL assessment would be reported to the BC Planning Committee. An independent design review should be commissioned as part of the pre-application process with the local planning authority on all housing sites of 50 homes or more, to improve local placemaking. See also Policy ESD.P5.**

**Sustainable development should be demonstrated, based on the existing features of the site and the context: existing trees; biodiversity and drainage patterns; and the potential for development to enhance them, create a distinctive place and create links to the wider area.**

5.3.8 There will be an expectation that as part of pre-application dialogue with the local planning authority, developers will commission and pay for independent “Building for Life 12” assessments, for major housing applications, and independent design reviews for schemes of 50 or more homes, to improve the quality of the designs. Paragraph 5.8.15 gives further details. Design Review is a process recommended in NPPF paragraph 58. The approach to sustainable design is likely to be informed by the analysis of the site. Understanding a site and its context is crucial to the creation of development that is locally distinctive and well integrated with its surroundings. Solar orientation and topography, connections to existing foot, cycle and public transport routes, potential to connect to decentralised energy networks, existing trees, biodiversity and drainage patterns, will all influence the form of the development. Locally distinctive urban form and materials

should be analysed for opportunities to influence the layout and design of the scheme. Opportunities to make the scheme wildlife-rich, with access for residents, should also be taken. A survey plan is likely to be required indicating both local facilities and those located further away, including informal recreation and green infrastructure. This should indicate public open spaces, walking circuits, wildlife areas, schools, shops, health care, community and sports facilities. The plan should be to scale and indicate the real walking and cycling distances to key existing and proposed facilities.

## **5.4 THEME 3 TRANSPORT AND COMMUNICATIONS**

### **Mini-Vision**

5.4.1 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.

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**

5.4.2 '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.

5.4.3 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.

### **Policy TC. P1**

**To develop and implement with BC and NCC an integrated sustainable transport and parking strategy and implementation plan for Attleborough and its town centre, which supports the viability and vitality of the town centre as well as promoting sustainable transport use for the whole town.**

5.4.4 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. P2**

**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.**

**Schemes will be supported for designs for Attleborough town centre roads to ensure congestion does not worsen in the town centre or on links to town as it grows, for example from the SUE, from new housing development, intensifying use of recreation grounds, employment sites and school**

5.4.5 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.

5.4.6 Policies ESD.P2 & P3 in Theme 7 on retaining tree cover and protecting Significant Tree Avenues will apply to schemes to improve the town centre, and NCC would be required as part of these policies to demonstrate that its construction methods for all transport schemes would ensure root protection methods are performing the job.

#### **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. P3**

**All new developments should include provision for fibre-optic connectivity.**

5.4.7 *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.

## 5.5 THEME 4 EDUCATION AND LEARNING

### Mini-Vision

5.5.1 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.**

5.5.2 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.

5.5.3 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.

5.5.3 The ANP policy H.P2 is for timely provision of infrastructure, including social and educational facilities. Using the average household size of 2.3 (2011 Census data Table KS403EW January 2014), future growth of 4,000 houses equates to an estimated population increase of some 9,200. NCC uses data to make estimates of the distribution of primary and secondary age populations, but these estimates would need to be regularly reviewed as the actual population grows.

5.5.4 The ANP also 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.

5.5.5 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.**

5.5.5 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.

### **Policy EDP.P1**

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

5.5.6 The aim is to facilitate training to meet quality career and job opportunities suitable for younger people. This facility would be located on the former Infant School site when it moves, but would 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.**

5.5.7 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 and this objective would be

achieved under policy SLC. P1. 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.

## **5.6 THEME 5 HEALTH AND SOCIAL CARE**

### **Mini-Vision**

5.6.1 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.

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

5.6.2 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/](http://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.

5.6.3 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**

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

5.6.4 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.

5.6.5 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.P2****Support a new joint GP surgery and primary care provision.**

5.6.6 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.

5.6.7 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. Currently the search is for a solution on the Station Road site shown on the Policies Map 1 and Town Centre Policies Map 2. The Station Road site is the preferred option as: it can be intensified; 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.

5.6.8 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.

5.6.9 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

## 5.7 THEME 6 SPORTS, LEISURE AND COMMUNITY FACILITIES

### Mini-Vision

5.7.1 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.

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.**

5.7.2 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 is carrying out a borough-wide Sports Assessment, 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.

5.7.3 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.

5.7.4 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.

#### **Policy SLC.P1**

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

5.7.5 The consultant's report *Options Appraisal for Sport and Leisure Facilities* outlines the facilities required as Attleborough grows, based on a demand assessment of indoor sports facilities (sports halls and swimming pools) using the Sport England Facilities Planning Model (FPM). Options investigated were either an extension to the current four-court hall at the Attleborough Academy, or demolition/reuse and construction of a new eight-court sports hall. An eight-court hall would be preferred so it could also be used for Attleborough Boxing Club to hold tournaments. The preferred option for locating this facility is on a site to the north of the Academy that could operate as 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. It is the view of the ANP and of the Head of the Attleborough Academy that the finances available and developer contributions could be pooled to allow for a brand new Indoor Sports Hub to be built on a Joint Provision Basis on the existing Academy site or on its perimeters. If this fails to materialise, an alternative location would be sought close to the Gaymer's Field where it is well placed to serve the growing town.

5.7.6 Consultations showed there is strong demand for a swimming pool. Based on the FPC and as a self-contained entity, the town could support a 25m x 4 lane pool, but with the demand created through the population growth only equating to 0.58 of a pool. The modelling is more complex than this whilst there are currently other pools at Thetford and Wymondham that can serve the catchment, and it is still difficult to justify what can be a costly facility. However, the planned growth of Wymondham and Thetford could impact upon the demand for their own pools, changing the projected position. South Norfolk Council has a *Sports Facilities Study* that identifies the pool at Wymondham as being at capacity by 2026 without even taking into account the growth of any population outside of their own District. BC is undertaking a district-wide Indoor Sports

Facilities assessment, reported to the LP Working Group on 3 February 2017.

**Figure 7 Linear Park Route**



### Attleborough Neighbourhood Plan

Proposed Linear Park  
February 2017

● ● Linear Park



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**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).**

5.7.7 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.P3). 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.P3**

**Allocate fields to the south and west of Gaymer's Field as an extension to the facilities here. Sites in the ANP Policies Map 1 marked as D, include two areas being offered by Attleborough Land for the purpose.**

5.7.8 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.

5.7.9 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**

5.7.10 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.

5.7.11 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.

**Policy SLC.P4****Specify the required outdoor play facilities and informal recreation for young and old adults at the Recreation Ground on Station Road to be implemented once the formal sporting uses relocate. A Play Strategy will be implemented.**

5.7.12 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). Although developers are not legally required to make up the current deficiency of Play Areas as identified above, the ANPSG suggests that where the best solution to cater for the growth is to enable refurbishment of the existing play areas, BC can seek pooled S106 contributions from nearby developments, and also seek an overall pooled contribution from key housing developers. 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.P5**

**Safeguard the location for a linear park through the SUE and with connecting links north to Decoy Common and south to Hargham Woods, as broadly indicated in the ANP Policies Map 1. Where it passes through the SUE, the detailed design and location, and timescale of delivery for the linear park would be developed in the SUE masterplan and in planning permissions and developer agreements.**

**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 opportunities for 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 housing, and along the route of the Linear Park.**

**The SUE masterplan and other planning consents and S106 agreements linked to the consents and to the masterplans would be required to provide detailed layouts showing land allocated for the facilities. Outline permission for the SUE and any subsequent full or reserved matters applications should provide the detailed layout showing the land allocation for such facilities. BC should ensure planning obligations also seek appropriate contributions and mechanisms for maintenance.**

5.7.13 The Linear Park would 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 would 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. Policy ESD.P1 on Green Infrastructure is also relevant to this area. The provision of a linear park/green corridor

also offers opportunities for interesting and creative solutions for informal recreation and nature appreciation.

**Policy SLC.P6**

**Seek site allocations for allotments to cater for the growing population in major housing schemes.**

5.7.14 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.P7**

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

5.7.15 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.

**Policy SLC.P8**

**Work with landowners of site B shown in the Policies Town Centre Map 2 at Queen’s Square and the car park behind it 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 reorganisation of Queen’s Square car park site, for which a development brief will be prepared, as set out in policy LE. P2.**

5.7.16 The new library/ town hall/civic centre needs to be located centrally so that people will combine visits with other services or shops, in a place well served by sustainable transport and offering advantages of a shared facility. Parking for disabled people close by will be important. A Library that is well located in the town centre adds additional value to the 'heart' of the town, and could be a well-connected venue for young people to use. Consultations support providing good design in the Attleborough town centre, and an example of good practice is Wymondham, where the winning library design offers an open and welcoming appearance, and the library also has office

space and staff facilities. The aim will be to achieve a design meeting the policies in the Environment Theme 7.

#### **Objective SLC 4**

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

5.7.17 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**

5.7.18 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.

5.7.19 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.**

#### **Policy SLC.P9**

**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.**

5.7.20 The process of seeking and collecting S106 developer contributions is handled by the local planning authority, who would use ANP policies to support the collection and spend of the funds on projects meeting the ANP objectives and policies.

## **THEME 7 ENVIRONMENT, SUSTAINABILITY AND DESIGN**

### **Mini-Vision**

5.8.1 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.

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**

**Develop 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:**

- Protecting and enhancing the biodiversity on the site and through connections across the site, especially by integrating recreation and sustainable drainage strategies**

- Existing areas and features of biodiversity and wildlife value are incorporated into the design layout, and where reasonable, enhanced
- 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
- 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 with the landowners.
- 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 employment site), on Norwich Road (where Decoy Common is located), Ellingham Road/ Queen's Road to the north and on Buckenham Road at the southern edge of the SUE

5.8.2 The existing environment: existing trees; biodiversity (wildlife); and drainage patterns will all influence the form of the development. Green Infrastructure could include orchards, hedgehog highways, newt ponds, tree-lined avenues, fruit trees in gardens, bat, owl and swift nesting boxes and nectar-rich planting for bees. It should also include meaningfully large areas of wildlife-rich open space, accessible to all residents. The approaches to Attleborough should present attractive settings to signal that the market town character is set in its Norfolk Farm landscape.

5.8.3 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 **SLC Objective 6 and Policy SLC.P5**. 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

5.8.4 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. Tree protection, replacement and planting standards should be incorporated into the Local Plan, and in the ANP delivery strategy.

### Policy ESD.P2

**For planning applications and TPO or Conservation Area tree felling requests that would result in the loss of a tree whose girth exceeds 75mm at 1.5m above ground, replacement planting by at least five trees, of various appropriate species and sizes, will be sought. This could be on adjacent land in the applicant's control, or on land owned by ATC, BC, NCC or the local schools if agreed to be not practical on the application site.**

5.8.5 To avoid loss of mature trees this policy aims to make it a little harder for landowners to fell trees without thinking of replacing them in order for trees to perform their functions for future generations. Trees absorb carbon dioxide and lock it into the tree structure for its lifetime, and help to cool urban areas through leaf transpiration, but also in Attleborough where mature tree cover is a feature of the town, especially in the centre, they make a major contribution to the town's character, as set out above and in the evidence base. The number of five new trees to replace one mature tree allows for future thinning but also will increase the carbon capture in the crucial next 50 years. Well protected and maintained, small trees will grow fast, as well as being cheap, or could even be free from the Woodland Trust.

5.8.6 Young people suggested a project during consultations to create a new Attleborough Wood, to be planted in the space available between the Academy and the A11. Where it is not feasible to plant all five on site, the new Attleborough Wood can be used by prior agreement with the Academy.

**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 and on the opposite side**
- b. Rectory Gardens and the churchyard alongside Surrogate Street**

**Loss of these trees would be strongly opposed. The trees and their root protection areas should not to be threatened by the implementation of Policy TC.P2.**

5.8.7 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.P4**

**Designate as shown in the Policies Map 1, (and when included in the approved Breckland Local Plan, endorse) the following local open spaces as Local Green Spaces under the Localism Act:**

- 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. Gaymer’s Field (Site D) except for an area for car parking and a new pavilion as in policy SLC.P1**  
**Reason: Recreational value**
- 5. The Rec London Road**  
**Reason: Recreational value**
- 6. Decoy Common (Site C)**  
**Reason: Richness in wildlife**

5.8.8 The sites are defined in this ANP for the avoidance of doubt, to be the town's key Local Green Spaces with full protection. ATC looks to the emerging Local Plan to also designate these Local Green Spaces in Attleborough in order for them to have long-term protection, and additions are also listed in policy ESD.P4. BC Open Space Assessment (2015) states "the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan". Decoy Common proposed Local Green Space is subject to on-going purchase negotiations by the Town Council and is managed by Norfolk Wildlife Trust for amenity and environmental conservation purposes as a County Wildlife Site. It would continue to be managed for biodiversity and to protect the species-rich habitat. The site boundary and description of the wildlife value by the County Wildlife Trust are both available on request at the Town Hall.

5.8.9 The two sites shown for Gaymer's Field extensions in ANP Policies Map 1 have been offered as playing fields by Attleborough Land. The ANP Policies Map 1 also shows all the open spaces proposed in the emerging Local Plan. ANPSG supports retaining all the open spaces listed in the BC *Open Space Assessment 2015*, except those marked in the *Attleborough Open Space 2105* map as A1, A49, and A41 that we understand BC itself is no longer promoting, with a particular concern not to lose the combined sites A29, A38 and A47 in Blackthorn Road, nor A12 (despite there being two garages in the centre of this road-facing green space) on Yew Tree Road.

#### **Objective ESD 4**

##### **Improve water environment, fisheries, river quality and reduce flood risk**

5.8.10 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.

5.8.11 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.**

5.8.12 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.**

5.8.13 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.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 such as in the Conservation Area. Planning applicants for predominately residential schemes of 50 or more units would be expected to go**

**to an independent design review and need to demonstrate as part of their Design & Access statements how their proposals have passed on the Building for Life 12 (BfL12) criteria. See also the policy for housing design H. P4.**

5.8.14 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 offers guidance on local distinctiveness in and around the ANP area.

5.8.15 NPPF paragraph 58 suggests using independent design review as a way of achieving good design. We would expect BC planning officers to initiate the discussion and the developer to organise the independent design review and/ or BfL dialogue processes. Both take only a morning to undertake or a full day for a very large scheme, and the cost is around 5,500 pounds per session for design review and a full dialogue on BfL, and is usually recouped in stronger more functional design outcomes. An independent Design Panel should be used, and members qualified and experienced to consider sustainability, landscape, and structural engineering can be specifically requested. In the eastern region generally design panels can be organized by the independent charity Design South East.

#### **Policy ESD.P6**

**Prepare a Design Guide jointly with BC and the developers for the SUE and other new major developments that will also cover aspects such as road infrastructure and open spaces. The criteria for quality would include: reinforcing local distinctiveness; taking opportunities for improving the character and quality of the area; putting design for people before traffic design considerations, following the criteria in Manual for Streets; and, for residential schemes, securing a pass on the Building for Life 12 questions on creating good places.**

5.8.16 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 6 EVOLVING COMMUNITY PROJECTS

### 6.1 Introduction

6.1.1 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.

### 6.2 Indicative projects to date

6.2.1 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.

#### **6.2.2 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

6.2.3 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.

### **6.3 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](https://norfolk.citizenspace.com/childrens-services/attleborough-schools/supporting_documents/Signed%20determination%20Attleborough.pdf)

### **6.4 Health & Social Care programme**

6.4.1 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).

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

6.4.3 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.

## SECTION 7 DELIVERY PLAN

### 7.1 Delivery Strategy and mechanisms

7.1.1 The delivery strategy includes regular monitoring of policy implementation and the growth of the population, to reflect demographic changes and to reflect the pace of delivery.

Project Description	Cost if known	Funding sources	Responsible body	Partners	Phasing	Current status
Allocate employment site			ANP SG & landowners	BC, New Anglia LEP	Two or more phases	Landowner consents gained
Redevelop Queen's Square		NCC S106 Library Site sales, Developers	Joint Partnership?	NCC, BC, ATC, landowners	Several phases likely	Initial discussions held with key landowners
Prepare transport and parking strategy			ANPSG, NCC, BC		Parking options phased	Initial discussions held
Adult education and skills academy		NCC, S106	Academy	NCC, TEN Group, local businesses	after Infant School moves	In Academy masterplan
Dual registered care facility		S106	NHS	NHS,		Discussion with potential landowner under way
GP surgery		Transition Fund + S106	GPs	NCC Property, NHS		Architect to be appointed
Indoor Sports Hub		Sport England, NCC, S106	Academy + ATC	Sporting bodies		Feasibility study under way
Outdoor sports hub + extension		Sport England, sporting bodies	ATC,	Sporting Bodies	Could be Phased delivery	Initial discussion with AL

Outdoor play	ATC + S106	ATC	BC	Phased delivery	Play Strategy by ATC
Linear park + link paths	Developers, S106, NCC	ATC	Landowners and SUE promoters		
Allotments	S106	ATC	Landowners		Site offered
Cemetery	ATC	ATC	Landowners		Application proposed
Waymarking green routes	NCC?	NCC? Landowners?	Landowners, ATC		
Design guide	ATC & S106?	ATC?	BC, AHG? Developers		

7.1.2 The ANP will be reviewed in 2026 or before if required– this table is a work in progress to be completed as aspects of the ANP are crystallised.

### CIL or s106

7.2.1 In the consultations some developers referred to use of CIL, but this is not currently being used by BC. The report on the BC web site entitled: *CIL Revenue and Gap Funding – Supporting Evidence Paper 2013* to be found on their web site [www.breckland.gov.uk/article/2455/Documents-Library-Publications](http://www.breckland.gov.uk/article/2455/Documents-Library-Publications), has the following table on page 7 for Attleborough. Clearly this document has outdated costs and evidence, but is an indication of the extent of funding required.

Infrastructure Type	Total cost	Lead Agency	Committed Public / S106 Funding	CIL or S106 Gap
<b>Total</b>	<b>£73, 989,668</b>		<b>£10,000</b>	<b>Almost £64m</b>
Education	£33,457,008	NCC	S106	£33,457,008
Transport	£14,000,000	NCC/Highways England	S106 and CIL	£14,000,000
Healthcare	£3,000,000	NHS Norfolk	S106	£3,000,000

Open Space & Play	£11,482,660	BC/ATC	S106	£11,482,660
Utilities	£12,050,000	Anglian Water	£10,000,000	- £2,050,000

## 7.2 Monitoring the ANP

Policy	How it will be monitored	Key responsibilities
LE. P1	ANPSG	Landowners, ATC
LE. P2	ANPSG (Brief being developed)	ATC, BC, NCC, landowners
LE. P3	Applications scrutinised by ATC Planning Committee	BC as the Local Planning Authority, Attleborough and Snetterton Business Forum to assist marketing
LE. P4	Applications scrutinised by ATC Planning Committee	BC as the Local Planning Authority
LE. P5	Local Planning Authority	Local Planning Authority
LE. P6	Applications scrutinised by ATC Planning Committee	BC as the Local Planning Authority
H. P1	Applications scrutinised by ATC Planning Committee	BC as the Local Planning Authority
H. P2	Applications scrutinised by ATC Planning Committee	BC as the Local Planning Authority
H. P3	ANPSG scrutinise register	ATC maintain a register
TC. P1	ANPSG monitor policy	ATC with BC and NCC
TC. P2	Applications and NCC proposals scrutinised by ANPSG and ATC Planning Committee	Developers and NCC
TC. P3	Applications scrutinised by ATC Planning Committee	BC as the Local Planning Authority
ED. P1	Academy and ANPSG	Academy and NCC
HSC.P1	ATTCARE	NCH and H C T
HSC.P2	ATTCARE	GPs
SLC.P1	ANPSG, Sport England	Academy
SLC.P2	ANPSG, Sport England	ATC, Sporting bodies
SLC.P3	ANPSG, Sport England	ATC
SLC.P4	ANPSG, Sport England	ATC
SLC.P5	ANPSG	Developers, ATC

SLC.P6	ANPSG	ATC
SLC.P7	ANPSG	ATC
SLC.P8	ANPSG	Landowners, ATC, BC, NCC, developers
SLC.P9	ANPSG	Landowners, ATC, BC, NCC, developers
ESD.P1	ANPSG	ANPSG, BC, NCC, Landowners
ESD.P2	Applications scrutinised by ATC Planning Committee	BC as the Local Planning Authority
ESD.P3	Applications scrutinised by ATC Planning Committee	BC as the Local Planning Authority
ESD.P4	ATC	ATC, BC as the Local Planning Authority,
ESD.P5	Applications scrutinized by ATC Planning Committee	BC as the Local Planning Authority
ESD.P6	ANPSG	BC, NCC, AHG, ATC

**7.3 BC Draft Infrastructure Delivery Plan** February 2017 the report text and Table 10 give an update on some costs of Infrastructure Projects they have so far recorded:

<b>Infrastructure Project</b>	<b>Cost in millions</b>	<b>Timescale</b>	<b>Delivery</b>
Attleborough SUE Spine Road inc rail bridge	12.7	6-10 years into Plan	Developer S106/S278 agreements + contributions from the £4.5 million LEP Growth Fund
Breckland Lodge Roundabout	0.50	0-5 years into Plan	Developer S106/S278 agreements
Travel Plan	2.0	Over whole plan period	Developer S106/S278 agreements
Public Transport contribution	5.9	Over whole plan period	Developer S106/S278 agreements cost to be reviewed
Town Centre Traffic Signals	1.5	0-5 years into Plan	Developer S106/S278 agreements
Leys Lane Pedestrian/Cycle connection	1.5	0-5 years into Plan	Developer S106/S278 agreements
Emergency response	0.14	Over whole plan period	Norfolk Police Constabulary and the NHS
Schools	26.5	Over whole plan period	Developer S106/NCC

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