

# **Attleborough Neighbourhood Plan**

## **Community Led Plan Proposal – For Discussion**

### **Background**

Attleborough Town Council adopted the Attleborough Neighbourhood Plan (ANP) following a referendum in November 2017.

The ability and powers for local communities to develop and adopt local plans for their areas was facilitated through the Localism Act (2011) and seeks to give effect to the Government's ambitions to decentralise power away from Whitehall and back into the hands of local councils, communities and individuals to act on local priorities.

The application by Attleborough Town Council (ATC) to undertake the ANP was agreed by Breckland Council on 11 November 2013 and set out the geographic coverage of the Plan and confirming that ATC was the Qualifying Body.

The ANP is based on the Core Strategies of Breckland Councils (BC) Core Strategy in its Development Plan, as was. The Core Strategy required 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.

However, the ANP extends to 2036 and the Localism Act allows the ANP to provide more than its allocated number of housing and employment land but does not allow the ANP to provide for less.

An important factor in the development of the ANP and is a golden thread through it, was and is, the role of the local community who prior to 2013, actively worked on the development of the Core Strategy and the concept of the SUE. Those individuals and groups who actively engaged and help shape the Plan are considered key to its implementation and success and as such a review of the current delivery and operation and management of the ANP is required.

### **The Attleborough Neighbourhood Plan**

#### **Vision Statement**

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

#### **The Vision**

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

The growth will be driven by new economic and employment investment, encouraging small and medium sized enterprises with business innovation and transport links, including advanced engineering, research and development, logistics, food production and agriculture. New and expanding retail outlets and community facilities such as schools, health and 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, developed and implemented through innovative partnership working.

### **The Core Objectives**

- CO 1** To view the town as one area, with strong links and connections to its hinterland and beyond.
- CO 2** To preserve and enhance the heritage assets of Attleborough and their settings, especially in the historic centre of the town, and its history.
- CO 3** To identify new employment land which can be developed and to encourage new small and medium-sized enterprises (SME's) to the town in order to provide a wide range of employment opportunities.
- CO 4** To promote the integration of business and Attleborough Academy as partners in reducing the local employability 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 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.

The ANP is divided into seven Themes which cover all aspects of the Plan. These are:

- 1) Employment
- 2) Housing
- 3) Transport and Communications
- 4) Education
- 5) Health and Social Care
- 6) Sports and Community Facilities
- 7) Environment, Sustainability and Design Quality

It is recommended that an additional Theme is added, which is Monitoring, Evaluation and Review. This will be responsible for the project management, implementation, funding and review of the plan. It will also include a review of procurement of goods, services and any specialist consultancy or professional services required to take the plan forward.

## **Theme 1: The Local Economy**

**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/

**Policy LE.P1:** The creation of a business park, for B1 and B2 uses (area of search Fig.4 of ANP) will be supported subject to it comprising a high quality parkland environment in keeping with the local character; and providing space for small and medium sized enterprises.

**Objective 1:** To support and develop allocation of land for new employment and to continue to review further requirements.

**Objective 2:** Investment in improving the town should meet policies to protect and support its heritage and attractiveness.

**Objective 3:** Support the vitality and viability of Attleborough Town Centre.

**Policy LE.P2:** The redevelopment of the area including Queens Square Car Park for mixed use development including retail and community uses, will be supported, subject to re-provision of car parking spaces.

**Policy LE.P3:** Other uses that complement the town centre will be supported in a local centre in the SUE.

## **Theme 2: Housing**

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

**Objective H1:** Support new residential units as set out in BDC Core Strategy 2009, an allocation of land for 4,000 new units over the period 2016-2036.

**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.

**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.

### **Theme 3: Transport & Communications**

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

**Objective TC1:** To develop and implement sustainable travel for Attleborough

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

**Policy TC.P1:** To support the provision of new pedestrian and cycling links (including new links over the rail line) implementing designs that promote direct and safe routes for all. A transport hub at the rail station will be supported.

**Objective TC2:** There is a strong emphasis in Norfolk of improving broadband access and speeds, with higher priority than increasing rural public transport access. New housing and employment should have superfast broadband connectivity.

**Policy TC.P2:** the provision of fibre-optic connectivity within new development will be supported.

### **Theme 4: Education and Learning**

**Objective E1:** Provide additional education capacity for the growth of an additional 4,000 new residential units.

**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.

**Policy EDP.P1:** The development of a dedicated facility that jointly provides adult learning and a Sixth Form Enterprise Academy at Attleborough Academy will be supported.

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

### **Theme 5 Health and Social Care**

**Objective HSC1:** To provide a new and integrated Health and Social Care Facility.

**Community Action:** New Care Facility

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

**Objective HSC2:** Work with Health and Social care providers to deliver a new model of health care provision and testament.

**Policy HSC.P1:** The provision of a new joint GP surgery and primary care provision at the existing Station Road site would be supported, subject to respecting local character, residential amenity and highway safety.

## **Theme 6: Sports, Leisure and Community Facilities**

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

**Objective SLC1:** Coordinate provision of buildings, equipment, and space for sports and leisure, working in collaboration with sports clubs and schools.

**Community Action:** The Town Council will actively seek a site for a new indoor sports hub within the vicinity of the Academy.

**Policy SLC.P1:** The development of an outdoor sports hub at Gaymer's filed, to include an artificial games pitch, a pavilion, changing facilities, parking and ancillary social facilities, will be supported.

**Policy SLC.P2:** The provision of outdoor sports facilities will be supported, illustrated as "E" on the Polices Map.

**Objective SLC2:** To provide a Community Centre and Informal Leisure/Play hib at the Recreation Ground, off Station Road.

## **Theme 7: Environment, Sustainability and Design**

**Objective ESD1:** Develop and implement an integrated Open Space and Green Infrastructure Strategy for the Town.

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

- Along the proposed linear park.
- 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.
- Provide a continuing link of green infrastructure through to Decoy Common in the North East and to Hargham Woods to the South West.
- Provide green gateways on the amin entrance roads to Attleborough.

**Objective ESD2:** Seek to maintain tree cover.

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

**Objective ESD3:** Improve existing open spaces and designated local open spaces.

**Policy ESD.P2:** The sites listed below and shown on the accompanying plan(s) are designated as local Green Space, where development is ruled out other than in exceptional circumstances:

- Queens Square
- St. Mary's Churchyard
- The Recreation Ground behind Station Road
- The Rec London Road
- Decoy Common

**Objective ESD4:** Improve water environment, fisheries, river quality and reduce flood risk.

**Objective ESD5:** Protect existing landscape features: trees, plants, streams, ponds and rivers. Enhancement of bio-diversity will be sought from all developments.

**Objective ESD6:** Improve built design quality, aim for a built environment that is both energy efficient and achieves a high build quality.

**Policy EDS.P3:** All new development should seek to be of the highest sustainable and innovative design quality in terms of both architecture and landscape.