This consultation contains the land allocations and policies which we think are needed to guide the growth and regeneration of Thetford. Just to remind you, here are the headline figures:

- 5,000 dwellings
- 5,000 jobs
- 40 hectares of employment land
- Expanded secondary school and primary school provision
- More doctors

We have taken on board any previous comments and have carried out detailed studies to produce what we see as the best way forward for achieving the regeneration and growth of Thetford over the period to 2026.

This document is a consultation opportunity for you to have your say, therefore some aspects of its contents could still be changed as a result of your responses.
Welcome to the Summary of the Draft Final Thetford Area Action Plan, known as the TAAP.

Thetford has been given an opportunity to be transformed. It will not get this chance again for decades, so it is important that we get it right.

This document gives you an opportunity to find out what is planned for Thetford and gives you the chance to make your ideas and feelings known.

The final proposals in the Thetford Area Action Plan will affect the lives of everyone in Thetford. It will help regenerate the town, it will decide where new homes and jobs should go, and it will set out what facilities and infrastructure are needed.

We cannot write the Thetford Area Action Plan in isolation. The best people to help decide exactly what should be done, where and when it should happen are you and your family, whether you live, work, visit or have some other interest in Thetford.

We hope this draft final document is a good reflection of the needs and requirements of the community and those who have a stake in Thetford and we look forward to receiving your input.

William Nunn
Chairman of Moving Thetford Forward

All LDF documents are available in Braille, large print or other languages. Please contact us to discuss your requirements.
How to Comment

Tear off sheet: you can write your comments on the back page of this document and send it to us using the freepost address.

Summary leaflet: Some of these leaflets will be available at King’s House, Breckland House, Thetford Library and the Peddars Way Office on the Abbey Estate

The full document (which contains the policies in much more detail) is available on line at http://consult.breckland.gov.uk/portal.

Email: planningpolicyteam@breckland.gov.uk

Call: 01362 656870 and ask to speak to someone about the Thetford Area Action Plan.

By post – write to us using the free post address on the back of this leaflet

Drop off locations: You can drop off comments at the following locations in Thetford:

- Breckland House, St Nicholas Street - box in the contact centre
- Thetford Town Council, King’s House, King Street - Box in the reception area
- Keystone Development Trust - The Limes, 32 Bridge Street - Box in the reception area.
- Riversdale, Tanner Street - Box in the reception area.
- Londis/Post Office, Canons Walk.
- Fulmerston Christian Fellowship, Fulmerston Road - through the letter box.
- Church of the Nazarene, Croxton Road - through the letter box.
- Peddars Way Offices, Abbey Estate - box on the counter
- Cloverfields Community Church, Yarrow Close - through the letter box.

Responses must be received no later than 4pm on Friday 4th March 2011.

Please note that your comments will be published as part of this consultation exercise.

Open Days

Planning officers will be able to answer your questions at the Methodist Church on Tanner Street on Saturday, 5 February from 10am - 12.30pm

They will also be on the One Stop Bus at the following locations:

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Location</th>
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<tbody>
<tr>
<td>Tues 8 Feb</td>
<td>10am - 12.30pm</td>
<td>Anchor Hotel car park</td>
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<tr>
<td>Tues 8 Feb</td>
<td>1.30pm - 4pm</td>
<td>Tesco’s car park, Norwich Road</td>
</tr>
<tr>
<td>Weds 9 Feb</td>
<td>10am - 12.30pm</td>
<td>Croxton Village Hall car park</td>
</tr>
<tr>
<td>Weds 9 Feb</td>
<td>1:30pm to 4pm</td>
<td>Sainsbury’s Car Park, London Road</td>
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</table>
Here is a summary of the draft final policies and proposals for Thetford. Please let us know your views or suggestions.

Overarching Vision for Thetford

To deliver a thriving 21st century market town at the centre of life in the East of England by implementing the sustainable growth and comprehensive social, economic and environmental regeneration of Thetford.

By 2026 Thetford will become a well planned, self-contained sustainable town where people feel part of the community and where they continue to enjoy living and working. It will be a place people will be attracted to with its renowned natural and historic environment qualities.

Thetford will be an important town for jobs, shops, services, schools and tourism, and will continue to be the fourth largest town in Norfolk. Thetford will be known as a town where healthy lifestyles are at the heart of what people, communities and businesses do. Thetford’s reputation will be improved.

The following policies apply to the Thetford Urban Extension:

**TH1: Thetford Urban Extension Strategic Design Principles.**
Plans for the new development must address design principles on wildlife, green roofs, addressing vehicle speeds, safe neighbourhoods and promoting walking and cycling.

**TH2: Locally Distinctive Features of the Landscape**
Features such as pine belts, twisted pines, woodland blocks and field boundaries will be conserved and managed to protect local character and provide for wildlife.

**TH3: Structural Tree Planting as Part of the Northern Development**
Trees will be planted between the new development and the A11, Norwich Road and railway.

**TH4: Gallows Hill Scheduled Monument**
The site will be managed for wildlife and its archaeology promoted and protected.

**TH5: Existing Buildings in the Thetford Urban Extension**
Existing buildings within the Thetford Urban Extension are to be retained as they are of local historic interest. Blakeney Farm and Lodge Farm could be used for community uses or public houses.

**TH6: Surface Water Management**
Development proposals require an appropriate Management Plan to deal with surface water.

**TH7: Walking and Cycling**
A walking and cycling network will be identified for the Urban Extension and must fit into the town wide network (see Map 3) and the Thetford Loops (see Map 4).
This is the proposed masterplan for the Thetford Urban Extension. It provides a broad guide to the location and layout of the proposed development, open spaces and infrastructure.
TH8: Buses
Frequent new bus services to the town centre and preferably to the existing employment areas on Mundford Road and London Road (i.e. an orbital route) must be in place from the first day of occupation by a resident in the Thetford Urban Extension.

Policy TH 9: Bus Design Principles
Requires bus priority measures at all junctions and a bus stop within 400m of all properties.

TH10: A new railway station in the Urban Extension
Land is to be set aside between Joe Blunt’s Lane and the A11 for a new additional railway station, between 2016-2026.

TH11: Changes to the A11 Trunk Road
All 5 junctions of the A11 bypass around Thetford are to be upgraded. No flyovers but likely to have traffic lights. Surface water and wildlife to be considered. Any lighting must be energy efficient.

Policy TH 12: Improvements to the local road network (see map on centre pages)
1. Croxton Road/Mundford Road junction will be enlarged and have traffic lights;
2. Hurth Way/Norwich Road roundabout will be enlarged and have traffic lights;
3. Bury Road/London Road/Brandon Road/Norwich Road junction will be enlarged and have traffic lights whilst protecting the Scheduled Monument and archaeology nearby;
4. Mundford Road north of Wyatt Way to A11 will be changed to increase the capacity whilst protecting the Scheduled Monument nearby;
5. Norwich Road from Hurth Way to the A11 will be changed to increase the capacity whilst protecting the mature trees; and
6. Norwich Road, between Hurth Way and the Bury Road junction, will be changed to increase the capacity.

TH13: New Employment Land
At least 40 hectares of new employment land shall be provided within the Thetford Urban Extension with good access to the A11 bypass. The land should be provided with water and electricity.

TH14: New Local Centre in the Urban Extension
Should include a range of small shops and services, and should be in locations which can be easily accessed by foot and cycle. Shops amounting to approximately 1,100m² (net) new comparison goods (like washing machines and clothes) and 1,200m² (net) (similar in size to 3 Iceland stores) new convenience floorspace (every day items like food).
TH15: Energy and Carbon - Thetford Urban Extension
New development in the Urban Extension will be required to demonstrate through an Energy Statement, that it will meet the latest national standards for energy efficiency

TH 16: Decentralised Energy Supply
New development in the Urban Extension is to be designed in a way in which it can use advancing energy technologies such as a Community Heat and Power plant or renewable technologies on every property

TH17: Education Provision in the Thetford Urban Extension
- Three Primary Schools
- Land set aside to the north of Joe Blunt’s Lane to allow for expansion of the Academy (North site) potentially including post 16 year olds provision
- Any new education facility needs to be easily accessible by foot, cycle or bus.

TH18: Health Provision
New health centre in the Urban Extension, available for use from 1st April 2016, for 8 GPs and 3 Dentists. Use of Healthy Living Centre to be reviewed.

TH19: Community Buildings
Preference is to use the new school facilities for community use in evenings and weekends. Religious buildings and any new community buildings to be located in the Local Centres.

TH20: Bring Recycling Centres (bottle banks etc)
To be located at the Local Centres. To be designed in a way to ensure minimal disruption to the community.

The following policies apply to the whole town:

TH21: Approach to the Town Centre
Priorities include maintaining a vibrant shopping environment and giving priority to pedestrians. The key sites for development and change are the Carnegie Rooms, Tanner Street Car Park, Riverside Walk, Minstergate; and the Bridge Street Car Park/Anchor Hotel site. Car parking could be provided in concentrated, specific central locations. To help achieve these over-arching objectives a Town Centre Masterplan will be produced.

TH22: New retail development
In the period up to 2016, additional convenience floorspace capacity (around 330m² net) (similar in size to the Farm Food store) will be directed to sites within the town centre.
TH23: Transport - Achieving Modal Shift
Without modal shift from single car occupancy, transport infrastructure cannot be upgraded to accommodate the growth and regeneration of Thetford. Modal Shift will be achieved through the following measures:
- A walking and cycling network – see map 3.
- Smarter Travel Thetford Team to inform, deliver and monitor modal shift.
- Priority measures for pedestrians, cycles and buses within the highway network.
- Increase awareness of public transport.
- Improvements to buses around the town and buses to nearby settlements such as Bury St. Edmunds and Brandon.

TH24: The impact of change on pedestrians, cyclists and buses
The routes of pedestrians, cyclists and buses will be protected as Thetford grows and changes.

TH25: Thetford Bus Interchange
Land is identified between St Nicholas Street, Minstergate and London Road for a new Thetford Bus Interchange. The Cosy Carpets building to be renovated.

TH26: Thetford Railway Station
- Increase car and cycle parking and improve bus connections.
- Re-use station buildings plus improve facilities.
- Continue improving access to and at the station, including between platforms.

TH27: Healthy Lifestyles
In order to ensure health is at the heart of change in Thetford, large scale development will complete a Health Impact Assessment and some smaller development will complete a Healthy Urban Development Checklist to show how health has been considered.

TH28: Allotments
All new development, significant in size, is required to provide new allotment provision of at least 20 full sized plots per 500 new dwellings.

TH29: Joe Blunt’s Lane
The existing route of Joe Blunt’s Lane will be protected from development and enhanced as a route for walking and cycling.

TH30: Thetford Loops (see map 4)
The Loops will be high quality routes for pedestrians and cyclists for leisure and utility trips throughout Thetford and to the Forest and Croxton.

TH31: Indoor Sports Facilities
Proposals to provide new indoor sports facilities will be supported in the town centre. The Council will consider alternative provision through an expanded Breckland Leisure Centre or the use of existing community facilities for sports facilities.
TH 32: Energy and Carbon - TAAP wide
The construction of new buildings across Thetford will be in accordance with the latest national standards of energy efficiency. To meet a definition of ‘zero carbon’ buildings it may be necessary to require development to contribute to a fund to offset carbon emissions (e.g. tree planting).

TH33: Energy Service Company Development (ESCO)
The Council will promote and encourage local ESCO(s) who wish to develop and supply energy within the Thetford area.

TH34: Water and Drainage
Major development proposals (10 dwellings or 1,000m² non residential) must provide evidence that there is sufficient capacity in existing or future water infrastructure (both supply and waste water) to accommodate the needs of the proposal.
All new houses will be required to have a water demand of 105 litres of water per person per day (current demand is around 150 litres per person per day).

TH35: Development in Flood Zones
The regeneration of the town centre will require non-residential development in areas of flood risk close to the river. Development will only be allowed where it is safe to do so and the water environment will be protected.

TH36 & TH37 Archaeology
Archaeological investigations or assessments required for development proposals. Such investigations could lead to remains being preserved in place or the remains being recorded.

TH38: Sustainable Construction Standards for Non-Residential Development
All new or refurbished non-residential development over 100m² will need to be constructed to very high national standards in environmental performance (water and environmental efficiency).

TH39: Redevelopment proposals in Existing Residential Areas
Proposals for the infill/redevelopment of existing housing stock within Thetford will be permitted where:

- The uses, spaces, layouts and the buildings all contribute to a positive and vibrant area and exhibit high design standards
- Schemes achieve a mix of housing consistent with identified local housing needs
- The levels of children’s play equipment and open space are maintained, but preferably increased (net increase). This includes variety of play equipment.

TH40: Existing Employment Areas
- Proposals for new employment development which improve the quality and choice of unit size in Thetford’s employment areas are supported.
- The Council will investigate the preparation and use of concept statements/spatial framework plan which could help regenerate the existing employment areas over time.
Some other potential projects:

**River Valley Park** concept includes river and wetland habitat restoration and landscape enhancement projects and routes connecting within Thetford and out to the wider area.

**Gateways into Thetford Concept**
The aim of this concept is to promote Thetford as an attractive place to work and visit, with a clear sense of identity and of place. Such gateways could highlight Thetford’s heritage and culture as well as it being the gateway to Suffolk and Norfolk and the centre of the Brecks.

**Greening Thetford**
Tree planting will help to reduce traffic noise, improve air quality, reduce light pollution and create a safer pedestrian environment without the need for less sensitive measures such as metal guard railing.

**Play equipment**
Breckland Council and Thetford Town Council will work together to look at ways of increasing the provision of play equipment. This could be through improving the variety of equipment in place, replacing broken equipment or looking at areas of existing open space suitable for play equipment.
response form

Your details (optional)
Name: ............................................................... Address: ..............................................................
..........................................................................................................................
Email: ......................................................................................................... Post Code: ......................................................

To help us see whether we are reaching a wide range of people with this consultation it would be helpful if you could tell us your:

Age: .................. Nationality: ................................................................. Gender: .....................

your comments:

Comments on draft policy number: TH.................. or Map: ..............................................

Comments on draft policy number: TH.................. or Map: ..............................................

Comments on draft policy number: TH.................. or Map: ..............................................

Please use additional sheet(s) of paper to continue to provide your views. If you do this, please put your comments in an envelope and send it in using the freepost address.

Please respond by 4pm 4 March 2011.