

## **Examination Breckland District Local Plan 2011-2016)**

### **Written Statement Issues and Matters.**

#### **Dereham Town Council**

The Town Council would like to participate at the Hearing on this Matter.

### **Matter 2 – The Vision and Strategic Objectives**

The strategic Vision (third paragraph) states that:

*“new employment land will not only be located to take advantage of the improved transport links offered by the A11 and A47 corridors and partnership work with adjacent local authorities, but will be directed to the most sustainable locations”*

This is an admirable vision but it is not delivered for Dereham within the Plan. Dereham originally had two employment land allocations, and one of these sites has subsequently been granted consent for residential development. The remaining allocation, D5, is currently prevented from being developed due to lack of access (it has a ransom strip making it unviable) and it is understood that the owner is no longer prepared to promote the site for employment use.

In addition to this lack of deliverable employment land in Dereham, two of the residential sites, Allocation 2 and the eastern part of D1 (carried over from the LDF), are currently providing employment and operated by viable business.

During the Plan period, Dereham will see a completion of the duelling of the A47 to Norwich and is highly likely to see a link from the A47 to the Northern Distributer road.

This would make Dereham (currently the second largest settlement in Breckland) a highly desirable location for growth, but it will actually see a reduction in the amount of employment land during the Plan period for the reasons given above.

The Vision is good but not being delivered in Dereham through the policies, particularly with regard to employment land allocation and loss of employment land to residential development.