

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 11 – Town Centre and Retail Strategy (Policy EC 05)

11.2

Dereham Town Council commissioned its own study (DTC Town Centre Study, December 2017) to look at the town centre as part of its preparation for its neighbourhood plan. The Town Council's study identified that the Breckland study and the 2017 revision may have made an error by not including the new Aldi supermarket within their calculations. This should be checked to ensure the evidence base is robust.

11.5

The DTC Town Centre Study identified that an impact assessment threshold of 1000 sq m would be a significant threat to the retail health of the Dereham town centre. The 1000 sq m threshold is not justified and will not protect the health of the town centre. To protect the town centre in Dereham a 500 sqm threshold should be adopted.

There should also be a section explaining the continuing threat of out of centre retailing to the health of the town centre, including the threat of the potential evolution of retail warehouse units from bulky to non-bulky comparison goods.

11.6

The DTC Town Centre Study recommended that the D6 should be referred to within the text of the Plan for it to be effective.

While D5 has been allocated in the LDF, no work has been carried out to assess its deliverability. Breckland Council should, as part owner of the site and the Local Planning Authority, promote investigative work to ensure that this allocation is delivered.