



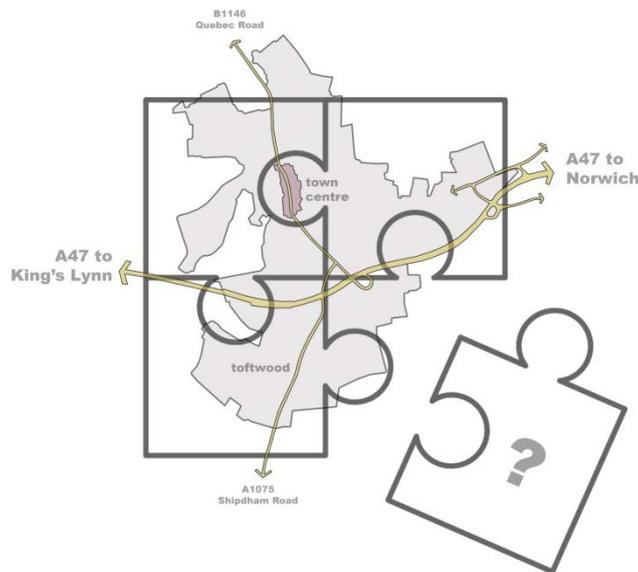
DEREHAM TOWN COUNCIL

## IT'S TIME FOR A PROPER PLAN FOR DEREHAM

The Town Council is preparing a Neighbourhood Plan to guide the development of the town over the next twenty years.

Our town has suffered from haphazard planning decisions for many years. The A47 scheme of the 1980s solved some problems, but created others. The decline in some of our old industries has not been made up by new companies, though we have a number of successful industrial estates.

Over the years, we have been frustrated that no single development has been big enough to improve the local infrastructure. The result is a town that often struggles to work as well as it should and could do for us all.

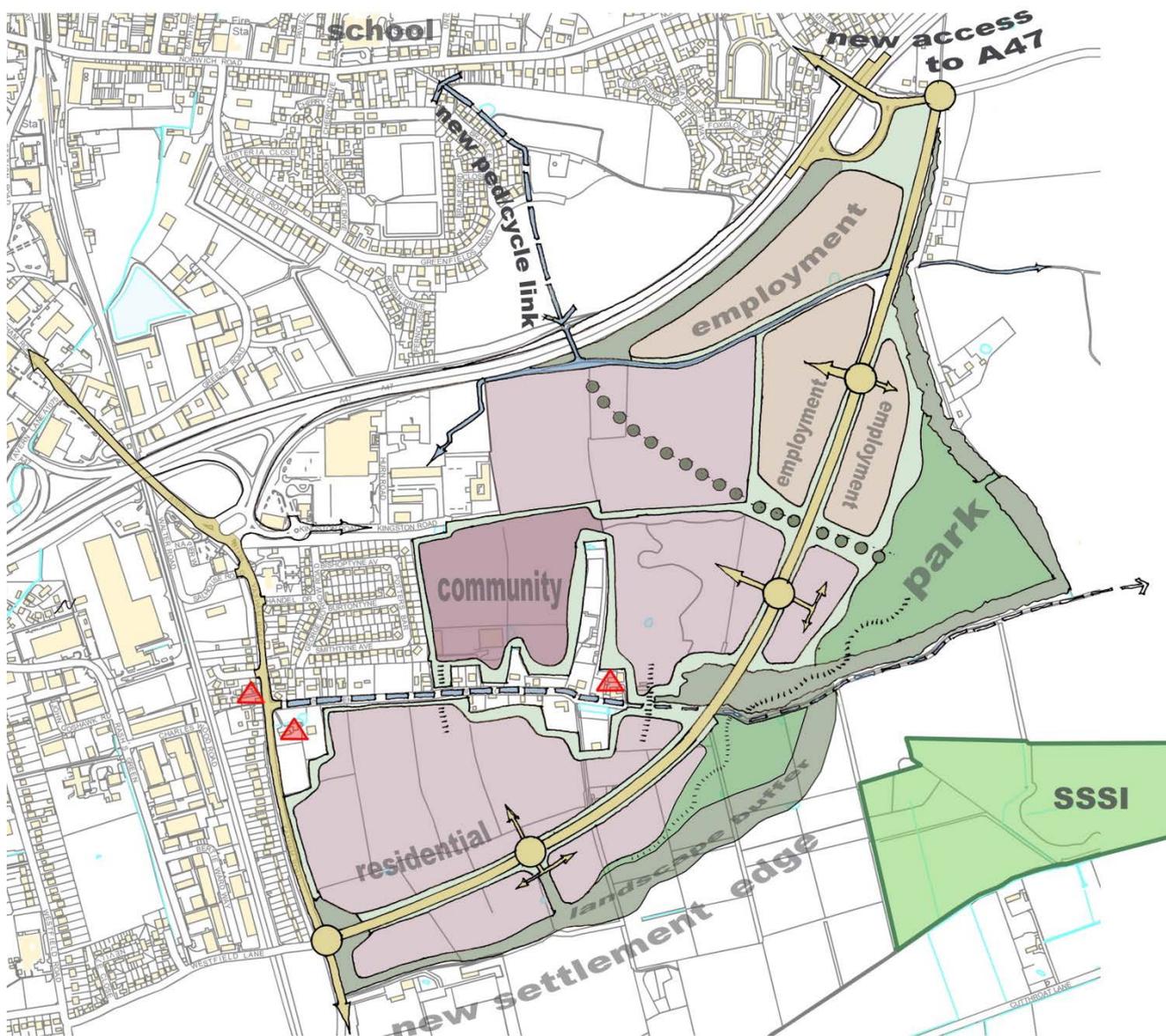


## THE MISSING PIECE OF DEREHAM'S JIGSAW PUZZLE

We think we're missing a key piece in our 'jigsaw puzzle'. We think we should grow our town to the south east of the A47, in a thoughtful way which benefits the whole town by providing:

- New high tech, office, hotel and other jobs to keep in step with housing growth and to drive the delivery of super-fast broadband access for the whole town
- A new link road connecting Yaxham Road with the A47 at Mattishall Road to significantly reduce pressure on the Tavern Lane and Kingston Road junctions
- Up to 2,000 new homes that will meet all our housing needs over the next 20 years or more, including 600 affordable homes to rent and buy
- A new primary school, community centre and other local services
- A new country park to connect with Greenfields and to be part of a wider 'green ring' of publicly accessible green spaces, cycleways and footpaths around the town

The proposed dualling of the A47 from Dereham to Norwich will make us a more attractive place for new businesses. The location of the land close to the A47 will make it easy for local people to access the new jobs as well as the new companies to reach their customers and suppliers. And the chance to connect the A47 to Yaxham Road will make a big difference to everyone living and working on the south side of the town, or commuting into the town from this direction.



## WHAT NEXT?

We have developed our proposals to shape the future planning of our town. Breckland's Local Plan later this year is the first opportunity for us to make a difference, if the local community and others support us. We hope that the many advantages of our plan will stop the same mistakes being made over again.

We have therefore arranged a series of publicity events over the next month to give everyone that lives and works in the town the opportunity to have their say – check our website at <http://derehamtc.norfolkparishes.gov.uk/> or the local press for details.