

DEREHAM TOWN COUNCIL

At a meeting for **Plans** at the Memorial Hall on **Tuesday 24th January 2023** at **7.00pm**.

Present: Councillors H King (Chairman), H Clarke, K Cogman, P Duigan, S Green, H Jones-Seymour and P Morton.

Also Present: Town Clerk T Needham and Deputy Town Clerk J Barron

1. To receive apologies for absence.

Apologies were received from Councillors A Brooks, C Bunting and L Monument.

2. Declaration of Interest

There were no declarations of interest.

3. 3PL/2023/0027/F

Land at The Old Farmhouse Neatherd Moor
Consultation – Full: Erection of a new detached bungalow with garage.
For Paul and Nicole Grahame

Councillors object to this application.

The development is outside the settlement boundary.

Councillors are concerned that the development will add to the traffic load, making it more dangerous for the large numbers of children who play on the Neatherd Moor.

The development is out of keeping with the area, the site is cramped and the design non-descript. Councillors feel that it should be of a superior design.

Councillors insist that the development should mitigate nutrients on site as it is a country wildlife site.

4. To consider comments for the Design Guide for Breckland

Councillors were encouraged to submit comments individually and authorised the Clerk to make comments on behalf of the council regarding open spaces and active travel.

Chairman

Response submitted to Breckland Council by the Clerk.

Breckland Design Guide Survey

Additional Comments

Dereham Town Council.

Question 14

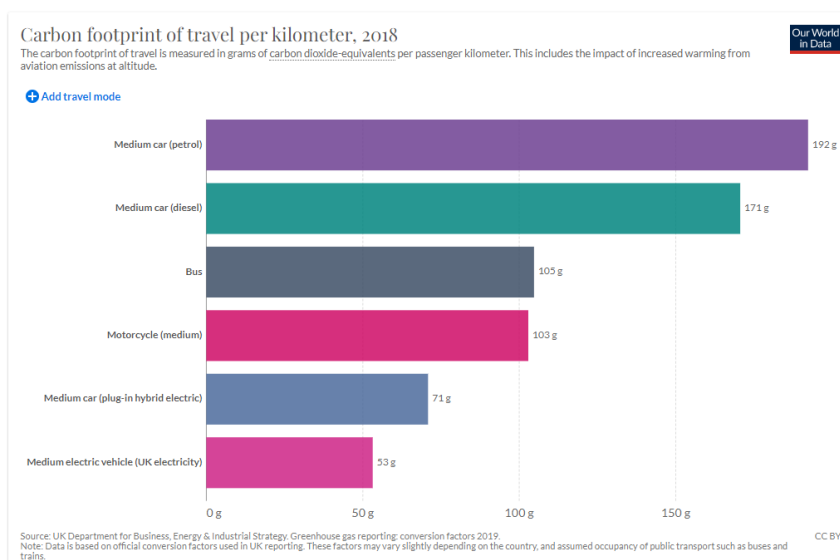
Sustainable Urban Drainage Systems (SuDS)

The use of Outdoor Playing Spaces as part of SUDs is often permitted, but there is no design guidance to identify under what circumstances the use of outdoor playing spaces as SUDs would be unacceptable. Without guidance this could lead to the degrading of outdoor playing spaces if they are flooded too regularly. A playing space which is flooded once every 100 years, is unlikely to pose a problem, but if a playing space is flooded every year it may be unacceptable. There needs to be guidance to establish what is and is not an acceptable level of flooding.

Question 15 and 17

Developments close to public transport systems should not necessarily be prioritised. Public transport is important, but is not the most important factor. Bus routes can be altered and removed, houses tend to be more permanent. The suitability of a location also depends on the quality of that bus route, a location with multiple busses to different destinations regularly throughout the day may well be a sustainable location, but a bus stop with one bus once a week would not be a sustainable location.

Developments should be prioritised where walking and cycling (but particularly walking) to a range of services and public transport connections can be made possible. A location which is within walking distance of a range of services, with the most off-road cycling connections and most frequent regular bus services, should be prioritised as the most sustainable, not simply whether there is a bus stop near the site. If the ambition is to have zero carbon then the more journeys that can be made on foot and by cycle should be the priority. Even electric vehicles are not zero carbon as around 1/3 of all the carbon emissions from any car comes from the manufacturing and only 2/3 from the journeys. Even with an electric vehicle there could be 1 tonne of carbon emissions each year.



Question 16

Prioritising the use of native species for trees and planting is not suitable in an urban park setting. The recommendation from Dereham Town Council's tree supplier is to use a wide range of native and non-native species. A diversity of planting will both add more interest to an urban setting and protect the landscape from losing a large number of trees suddenly due to climate change, or the introduction of disease and pests. A wide diversity of planting is an insurance policy against climate change.

There could be clear targets for tree planting in new developments as trees are important to provide shade to help combat excessive heat, providing amenity value, and also help to mitigate pollution and climate change. A target could be that all new residential developments of more than 10 dwellings should deliver an eventual tree canopy cover of 25% and all new commercial developments should deliver an eventual tree canopy cover of 15%.

Outdoor Play Space in New Housing Schemes

Developers routinely disregard the need for the provision of outdoor playing space and try to include any form of open space as playing space there is always a drive from developers to not deliver outdoor playing space. Guidance should be produced to be clear about the type of outdoor playing space needed and the type of play equipment or sports provision. It should be clear that only in very exceptional circumstances would a commuted sum in lieu of onsite provision be permitted.

Question 18

Prioritising early engagement with Town and Parish Councils is essential, particularly if it relates to the design and layout of areas which the Town or Parish Council will be adopting.