

## Monitoring and Implementation Framework

### Site Allocations for towns

Policy Reference	Proposal	Key Indicators	Targets	Responsible Bodies
<b>Dereham</b>				
D1	Residential development on previously developed land at the Old Maltings, Norwich Rd	Provision of a masterplan for site	Masterplan agreed by LPA	Breckland Council, Landowners, Private Sector Developer, Housing Association
		Phased development of the site prior to 2019	Phased delivery of 180 dwellings in accordance with master plan	
		Provision of on-site open space	0.35ha onsite open space, including a LEAP	
		Provision of pedestrian and cycle links to Green Rd and Norwich Rd	Secured pedestrian and cycle links through a legal agreement	
		Retention of all important trees	Landscaping scheme approved by the LPA	
		Design respects setting of listed building (The Maltings) and existing dwellings	Masterplan agreed by LPA	
D2	Residential development on greenfield land at Greenfields Rd	Phased development of the site prior to 2019	Phased delivery of 240 dwellings, including 150 by 2014 in accordance with the SHLAA, with the remainder before 2019	Breckland Council, Private Sector Developer, Housing Association
		Provision of on-site open space	1.38ha of on-site open space including 2 LEAPs	
		Noise attenuation measures along the border of the A47		
		Vehicular link between Greenfields Road and Wheatcroft Way	Secured vehicular links through a legal agreement	
D3	Residential development on greenfield land to the	Phased development of the site prior to 2014	Phased delivery of 200 dwellings, including 2014	Breckland Council, Private Sector Developer, Housing
		Provision of on-site open space	1.15ha on-site open space,	

	east of Windmill Avenue		including 2 LEAPs and an area for outdoor sports	Association, Dereham Town Council (enhancement of green infrastructure)
		Enhancement of biodiversity corridors	Secured green space to the north of the development to protect and enhance biodiversity corridor at Shillings Lane by legal agreement.	
		Access onto Norwich Rd, between Windmill Avenue and Dereham Town Football Club	Secured vehicular access by a legal agreement	
D4	Employment development off Rash's Green Industrial Estate	Provision of 3.1ha of employment land	Take up of land with use classes B1(b)(c), B2 and B8.	Breckland Council, Private sector developers
		Vehicular access via Rash's Green	Secured by a legal agreement	
		Provision of boundary treatments on areas bordering residential development	Secured by a legal agreement	
		Retention of all important boundary trees	Landscaping scheme agreed by the LPA	
D5	Employment development to the south of Dereham Business Park	Provision of 3.4ha of employment land	Take up of land with use classes B1(b)(c), B2 and B8.	Breckland Council, Private sector developers
		Vehicular access via Walpole Loke	Vehicular access secured by a legal agreement	
		Provision of footways and cycle ways to join with those on Yaxham Road	Secured pedestrian and cycle links through a legal agreement	
		Retention and enhancement of existing boundary screening	Landscaping scheme agreed by the LPA	
<b>Swaffham</b>				
SW1	Residential development on greenfield land to the east of Brandon Rd and to the north of	Provision of a masterplan for the site	Masterplan agreed by LPA by 2013	Breckland Council, private sector developers, housing association
		Vehicular access to the site from Brandon Road	Access secured by a legal agreement	
		Protection and enhancement of right of way	Secured by a legal agreement	

	the Redlands tile site	Pedestrian and cycle links to right of way and to development to the south of site.	Access to pedestrian and cycle links secured by a legal agreement	
		Layout of development has regard to future potential of site	Masterplan agreed by the LPA	
		Phased development of the site prior to 2016	Delivery of 240 dwellings by 2016 with 150 dwellings prior to 2014	
		Provision of on-site open space	0.96ha of on-site open space	
SW2	Employment development to the north of the Eco-tech centre	Provision of 3ha of employment land	Take up of land with use classes B1(b)(c), B2 and B8	Breckland Council, Private sector developers
		Access provided from the Eco-tech centre	Access secured via a legal agreement	
		Landscape buffer between A47 and employment development	Landscaping scheme approved by the LPA	
		Prior to development, land between site and Eco-tech is developed	Secured by a legal agreement	
SW3	Employment development on land to the west of the Eco-tech centre	Provision of 5.8ha of employment land	Take up of land with use classes B1(b)(c), B2 and B8	Breckland Council, Private sector developers
		Landscaping and planting on exposed boundaries	Landscaping scheme approved by the LPA	
		Vehicular access provided from the Eco-tech employment area	Vehicular access to the site is secured by a legal agreement.	
		Provision of pedestrian and cycle access to West Acre Rd	Secured by a legal agreement	
		Land is not developed until after SW2	Phasing agreement agreed by LPA	
<b>Watton</b>				
W1	Residential development on greenfield land to the west of the A1075 and adjacent Wayland High School	Development of the site prior to 2015	Phased delivery of 100 dwellings prior to 2015	Breckland Council, private sector developers, housing association
		Principal access via A1075 with secondary access at Churchill Close	Vehicular access secured by a legal agreement	
		Provision on on-site open space	0.2ha of on-site childrens play	
		Retention and enhancement of all	Landscaping scheme approved by	

		perimeter hedgerows and trees	the LPA	
		Provision of pedestrian and cycle ways to Wayland High School	Secured by legal agreement	
		Management scheme for adjacent pond	Scheme agreed by the LPA	
W2a	Residential development on greenfield land the former RAF Officers Mess	Development of the site prior to 2015	Development of 30 dwellings on site by 2015	Breckland Council, private sector developers, housing association
		Vehicular access to the site from Norwich Rd	Vehicular access secured via a legal agreement	
		Pedestrian and cycle links to be provided to link Elworthy Rd with Norwich Rd	Secured by a legal agreement	
		Retention of all protected trees on site	Landscaping scheme agreed by the LPA	
		Density to have regard to existing development at Trenchard Crescent	Agreed as part of planning permission	
W2b	Residential development on previously developed land at the former RAF Officers Mess	Development of the site prior to 2015	Development of 50 dwellings on site by 2015	Breckland Council, private sector developers, housing association
		Vehicular access to the site via Portal Avenue	Vehicular access secured via a legal agreement	
		Pedestrian and cycle links to Norwich Rd, Elworthy Close and Teddar Close	Secured by a legal agreement	
		Retention of all protected trees on site	Landscaping scheme agreed by the LPA	
W3	Open Space at the former RAF Officers Mess	Open space for sites W2a and b, and existing commitments	5ha of open space, including a LEAP, children's playspace and outdoor sports pitches	Breckland Council
		Pedestrian and cycle links to Elworthy Close and Norwich Rd	Secured by a legal agreement	
W4	Residential development on greenfield land at Watton Green and	Development of site prior to 2015	Development of 25 dwellings by 2015	Breckland Council, private sector developers, housing association
		Provision of on-site open space to the south of the site	500m <sup>2</sup> of childrens playspace	

	Norwich Rd	Retention and enhancement of perimeter hedgerows and trees	Landscaping scheme to be agreed by the LPA	
		No access to the site from Watton Green	Secured by a legal agreement	
		Low density housing along Watton Green with, with no housing fronting onto the road	Secured through planning permission	
		Provision of pedestrian and cycle links to Norwich Rd, Watton town centre and local schools	Secured by a legal agreement	
		Management schemes for the enhancement of biodiversity	Secured by a legal agreement	
		Relocation of attenuation pond for 1 in 100yr flood	Secured by a legal agreement	
W5	Residential development on greenfield land adjacent to Swaffham Road	Development of site prior to 2015	Development of 22 dwellings by 2015	Breckland Council, private sector developers, housing association
		Provision of a crossing point to link Swaffham Rd and create pedestrian access to Three Post Rd	Secured by a legal agreement	
		Vehicular access onto Swaffham Rd	Secured by a legal agreement	
		Retention and enhancement of perimeter hedgerows and trees	Landscaping scheme to be agreed by the LPA	
		Provision of a Bat protection scheme	Scheme to be agreed by the LPA	

## Site Allocations Local Service Centres

Policy Reference	Proposal	Key Indicators	Targets	Responsible Bodies
<b>Harling</b>				
H1	Residential development on greenfield land on land to the north of Kenninghall Rd	Development of the site by 2014	Development of 40 dwellings by 2014	Breckland Council, Private sector developers, housing association
		Provision of vehicular access on Kenninghall Rd and pedestrian access along Kenninghall Rd	Secured by legal agreement	
		Retention and enhancement of perimeter hedgerows and trees	Landscaping scheme to be agreed by LPA	
		Low density housing to maintain rural character	Average density of 30 dwellings per hectare, to be agreed through planning permission	
		Provision on on-site open space	0.08ha of open space in the form of children's play	
<b>Narborough</b>				
NAR.1	Residential development on greenfield land to the west of Chalk Lane	Development of the site by 2014	Development of 50 dwellings by 2014	Breckland Council, Private sector developers, housing association
		Principal access along Chalk Lane	Secured by legal agreement	
		Retention of all boundary trees and new landscaping to the south of the site	Landscaping scheme to be agreed by the LPA	
		Pedestrian and cycle links from Chalk land to village	Secured by legal agreement	
		Provision of on-site open space	Minimum of 0.12ha open space for children's play	
<b>Shipdham</b>				
SH1	Residential development on previously developed land at the Coal	Development of the site by 2015	Development of 50 dwellings by 2015	Breckland Council, Private sector developers, housing association
		Provision of on-site open space	960m <sup>2</sup> of children's play space	
		Principle access via Chapel Street	Secured by legal agreement	

	Yard, north of Chapel Street	Pedestrian and cycle access to Chapel Street, and a safe crossing point at Chapel Street	Secured by a legal agreement	
		Retention and enhancement of perimeter hedgerows and trees	Landscaping scheme agreed by the LPA	
SH2	Residential development on greenfield land at Chapel Street. Formerly Thomas Bullock Primary School	Provision of affordable housing	100% of dwellings are affordable	Breckland Council, Housing Association
		Provision of on-site open space	Minimum of 576m <sup>2</sup> of open space for children's play	
		Pedestrian and cycle access to Chapel Street	Secured by legal agreement	
		Retention of trees on north western and south western sections	Landscaping scheme to be agreed by the LPA	
SH3	Residential development on greenfields land to the south of Park Estate	Development of the site by 2014	Development of 20 dwellings by 2014	Breckland Council, Private sector developers, housing association
		Perimeter hedgerows and trees should be retained and enhanced	Landscaping scheme to be agreed by the LPA	
		Allows for expansion of sheltered housing estate to the north	Secured through planning permission	
<b>Swanton Morley</b>				
SM1	Residential development on greenfield land on Gooseberry Hill	Development of site by 2015	Development of 35 houses by 2015	Breckland Council, Private sector developers, housing association
		Provision of on-site space	0.06ha of children's play space	
		Access onto Gooseberry Hill	Secured by a legal agreement	
		Retention and enhancement of perimeter hedgerow and trees	Landscaping scheme to be approved by LPA	
SM2	Residential development on greenfield land to the west of Manns Lane	Development of site by 2014	Development of 15 houses by 2014	Breckland Council, Private sector developers, housing association
		Provision of vehicular access onto Manns Lane	Secured by legal agreement	
		Provision of pedestrian footways along site frontage at Manns Lane	Secured by legal agreement	
		Structural landscaping	Landscaping scheme to be approved by LPA	