



26 Existing Residential Areas

Policy TH 37

Regeneration Proposals in Existing Residential Areas

Proposals for the infill/redevelopment of existing housing stock within the urban area of Thetford will be permitted where:

- a. The uses, spaces, layouts and the buildings all contribute to a positive public realm, a positive and vibrant streetscape, exhibit high design standards (including designing out crime) and are sympathetic to the existing area;
- b. Schemes achieve a mix of housing tenure consistent with identified local housing needs (including lifetime homes) in order to help deliver balanced communities;
- c. The levels of children's play equipment and open space are maintained, but preferably increased (net increase). This includes variety of play equipment;
- d. Proposals seek opportunities to reduce the causes and impacts of flooding (both Strategic & Local Flood Risk);
- e. Improvements to the shopping parades, which support the existing residential areas, are also included in proposals; and
- f. It can be demonstrated that a coordinated approach has been taken towards integrating the proposal with any adjacent redevelopment schemes.

Breckland Council will positively support proposals to redevelop redundant parking courts on existing housing estates to provide for additional housing subject to meeting the above criteria.

Proposals for redevelopment of dwelling stock that results in a net reduction in housing density will also be supported where this provides for an overall improvement to the housing mix and the site layout, particularly in the treatment of outdoor space, and where this improves the water and energy efficiency of the housing stock. In considering strategic plans for existing residential areas, proposals should seek opportunities to address social inequality.

Reasoned Justification

26.1 Thetford, unlike the rest of Breckland currently has significant quantities of its housing stock under the management of a Registered Provider (previously known as Registered Social Landlord (RSL) who acquired the stock when it was transferred from the Local Authority in 1992. The 'planned' form of the built environment of Thetford that has developed since the 1950's has left the town with a legacy of large quantities of the housing stock reaching the end of its useful life and unsuitable for twenty-first century living and some units on the estates' small shopping parades being empty for a prolonged period. Where such stock is under the management of a Registered Provider, this provides opportunities for regeneration that could enhance the built environment for the future, improve living standards as well as other physical benefits. In particular, parts of the Abbey, Redcastle Furze, Barnham Cross and parts of the Croxton Road neighbourhoods experience social inequality, in part due to the nature and form of the built environment in these estates.

26.2 Breckland Council considers that it is important for the Thetford Area Action Plan to provide a positive policy framework for the existing residential areas (including shopping parades) to ensure that these residential areas do not suffer from greater social imbalance when new housing growth is delivered elsewhere in the town. All



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partners involved in Moving Thetford Forward are committed to ensuring that Thetford does not become a split community between new and existing communities. The Council will also support proposals for new community facilities within the existing residential areas in line with Policy DC18 of the adopted Core Strategy.

26.3 The vision for the existing estates is for the gradual regeneration of these areas that brings about progressive improvements to the built environment. These improvements will improve the living conditions of households, enhance the appearance and function of the built environment, along with improvements to the efficiency of the existing housing stock. A number of individual redevelopment schemes within the above housing estates have come forward over the last few years that have resulted in localised enhancements to these areas. The approach in this policy is to provide a framework to support the continued regeneration of these principal estates.

26.4 Flagship Housing (the Registered Provider who manage transferred former Local Authority housing in Breckland) have developed a high level strategic plan for the regeneration of housing stock in Thetford. The focus is on properties under their management, but the strategic plan recognises the issues and complexities resulting from other owner-occupied units on these estates.

26.5 In order to secure comprehensive redevelopments within the estates, development proposals that seek to develop on existing areas of protected open space within housing estates will be carefully controlled in accordance with the Core Strategy Policy DC11 on open space, sport and recreation. However, Breckland Council is mindful that the reorganisation of some areas of open space within the estates could represent significant social benefits to residents, and it is expected that any regeneration schemes should be brought forward in a comprehensive manner to allow the wider impacts to be considered.

26.6 As well as physical neighbourhood regeneration, Breckland Council supports opportunities to retrofit energy and water saving devices to the existing dwellings in the town. Support is also given to measures which would aid in modal shift to more sustainable forms of transport, away from single occupancy car use. Such improvements would improve the quality of life of Thetford's residents.

26.7 In line with section 25.12 on children's play equipment, Breckland Council will take a flexible approach to the provision of children's play in order to maintain, but preferably result in, a net increase in the variety and amount of children's play. Breckland Council will consider the provision of children's play equipment on amenity open space.

26.8 Breckland Council's latest evidence on housing needs in Thetford⁽⁶³⁾ reveals that there is currently a considerable level of unmet need for smaller social rented properties in Thetford. As part of redevelopment schemes within the estates, where proposals are brought forward by Registered Providers it is expected that these will provide an opportunity to realign the stock profile to better reflect the housing need. In particular, the focus will be on smaller housing units and other specialist accommodation.

26.9 Planning Policy Statement 25 (PPS25) highlights the need to reduce risk through utilising the opportunities offered by new development to lessen the causes and impacts of flooding. This consideration not only has regard to strategic sources of flood risk but is relevant to local sources of flood risk (risk from ordinary watercourse, surface run-off and groundwater flooding). As such it is important to ensure that redevelopment has regard to these areas of risk, the suitability of infiltration techniques, the SuDS management train and the potential multi-functionality of green infrastructure.

26.10 At the time of writing, proposals for the Thetford Academy to locate on one site to the north of the town are being progressed. The current Academy South Site (formerly the Charles Burrell High School) could become redundant during the plan period. Due to its location within the Stone Curlew Buffer, it is unlikely that the current

63 Breckland Housing Team: Housing Needs Study Thetford Update (2010)



built footprint could be increased i.e. development on the school playing fields would need to comply with Policy CP10 of the adopted Core Strategy. Notwithstanding this, any appropriate regeneration or redevelopment scheme should be coordinated with the changes to the rest of the Barnham Cross Estate.

26.11 Breckland Council will consider a reduction in contributions (on schemes brought forward by eligible Registered Providers where there is net increase in dwellings) on a case-by-case basis to aid in the delivery of regeneration schemes on the Barnham Cross, Redcastle Furze, Abbey and part of the Croxton Road neighbourhoods. Applications will be expected to provide supporting necessary financial information in order for Breckland Council to consider such a reduction. This will help to provide further stimulus to neighbourhood regeneration. Any such reduction would be brought forward through a CIL (or S106 agreements prior to 2014) should the authority decide to prepare.

Play Equipment

26.12 According to the 2010 Open Space survey, Thetford is deficient in children's play areas by 19.73ha in comparison to the National Play Field Association standards. For every 1,000 people, the NPFA standard states there should be 0.8ha of children's play which is the standard used in Policy DC11 of the Core Strategy.

26.13 New development cannot be expected to meet the existing shortfall. As such, Breckland Council and Thetford Town Council will work together to look at ways of increasing the provision of play equipment. This could be through improving the variety of equipment in place, replacing broken equipment or looking at areas of open space suitable for play equipment. Improvements to existing play areas could be secured using financial contributions secured under Policy DC11 of the Core Strategy.

26.14 The regeneration of existing estates work could also present opportunities to increase the variety and provision of play equipment especially where the regeneration proposals are directly related to existing play areas.



27 Existing Employment Areas

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Existing Employment Areas

(a) New Economic Development

Breckland Council will support proposals for new economic development (Classes B1, B2 and B8 of the Use Classes Order (as amended)) which improve the quality and choice of unit size of the employment stock within the existing and proposed General Employment Areas (as identified on the Policies Map for Thetford).

(b) Regenerating the Existing Employment Areas

Breckland Council will facilitate/enable the use of Local Planning Initiatives in supporting the regeneration of existing employment areas.

Reasoned Justification

27.1 Breckland Council recognises that a certain level of jobs growth will be created through the regeneration of the town centre, as well as through the retail and other services supporting housing growth. However, the Council recognises that this will not deliver the full expectations of the jobs growth target for the town to promote self containment, and there still remains a need for higher value jobs to improve Thetford's overall economic position.

27.2 Many of the existing employment areas in Thetford are of dated, low quality stock which is attractive to a segment of the commercial market. Proposals for new employment development that seek to redevelop and intensify these areas will help to deliver jobs growth during the plan period. Breckland Council is supportive of such redevelopment schemes that are consistent with the Core Strategy and that would improve the existing industrial estates in meeting the above aims, particularly those employment uses which increase employment density. The Council will also support schemes which provide a greater range of business unit sizes to help smaller businesses start up, grow, and stay within the town.

27.3 Local Planning Initiatives are defined as concept statements, spatial framework plans, neighbourhood plans or development orders. Such initiatives could investigate the following issues:

- access and connection/integration i.e. both the ease of access to and from the area by vehicles and its integration with the rest of the town, particularly for local access on foot and cycle for people working in the employment areas and living in the town;
- what opportunities are offered by the new development to reduce the causes and impacts of flooding (e.g. surface-water management plans; making the most of the benefits of green infrastructure for flood storage, conveyance and SuDS; recreating functional floodplain and setting back defences);
- image and quality of place as a working environment by looking at visual and experiential impacts;
- how efficiently the land is being used i.e. are the current units the right type and size or do they need to be smaller or larger;
- waste reduction and energy efficiency through the provision of facilities and where appropriate business support measures (such as www.revactive.co.uk/);
- provision of ancillary uses such as snack bars and cafés where appropriate, to help improve the function of the estates;



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- seek to address crime and the fear of crime; and
 - encouraging locally driven planning frameworks which will support investment by reducing the need for additional planning consents.
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28 Settlement Boundary

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Thetford Settlement Boundary

The settlement boundary for Thetford is identified on the Proposal Map.

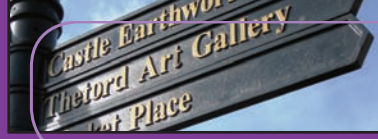
Decisions on the type and scale of development within and outside of the settlement boundary will be based on the policies contained within the adopted Breckland Core Strategy and Development and Control Policies DPD and the Thetford Area Action Plan DPD.

Reasoned Justification

28.1 The outgoing Breckland Local Plan (adopted 1999) contained the settlement boundary for Thetford and this was rolled forward into the Policies Map that accompanied the adoption of the Core Strategy in 2009.

28.2 The Core Strategy and Development Control Policies Document confirms that Settlement Boundaries remain a valid policy response in Breckland to achieve the twin objectives of focusing the majority of development towards existing settlements whilst simultaneously protecting the surrounding countryside. Policy CP14 of the adopted Core Strategy sets out the strategic planning approach for sustainable rural communities in Breckland. Additionally, the proximity of the European Habitats to the settlement edge of Thetford requires that the delineation of the Thetford settlement boundary is compatible with Policy CP10 of the adopted Core Strategy and that opportunities for infill development which are not screened to the Special Protection Area (SPA) are avoided.

28.3 Therefore, the settlement boundary as identified on the Policies Map have been prepared in accordance with the Core Strategy and spatially define where particular policies will be applied.



29 Delivery

Introduction

29.1 This section sets out how the Thetford Area Action Plan will be delivered and by whom, and when. The Plan is based on sound infrastructure planning using the extensive evidence from the 2007 Growth Framework document, the 2009 District Infrastructure Study and the 2010 Breckland Infrastructure Delivery Document. Partner involvement has been integral to the preparation of the Plan including the particular involvement of Norfolk County Council as the Education and Transport Authority and NHS Norfolk as part of the Healthy Town Project. Partner involvement has also been secured through the Moving Thetford Forward forum which has allowed for cross-boundary issues to be addressed with neighbouring authorities.

29.2 Delivery in Thetford of the 5,000 homes and 5,000 jobs will principally involve land in two ownerships and these parties have been working with the Council through both the Core Strategy process and preparation of the Area Action Plan to ensure that this document is deliverable and sound. The delivery of the TAAP should also be considered in the context of policies CP4 and CP5 of the Breckland Core Strategy which set out the strategic infrastructure required and the Council's approach to developer contributions.

Breckland Integrated Delivery Document

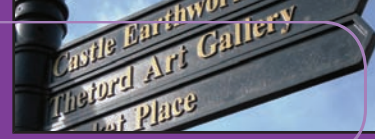
29.3 The Thetford Area Action Plan must be supported by sound delivery mechanisms. Breckland Council and its partners through the Moving Thetford Forward initiative have provided a Programme of Delivery specifically for the Growth Point Funding awarded and have summarised their priorities for delivery through the 'Draft Thetford Prospectus' (Urban Delivery 2010). Additionally, Breckland Council has set out its expectations, priorities and timetable for delivery of key infrastructure in a document entitled 'Breckland Integrated Delivery Document' (BIDD) which embraces the requirements of both an Integrated Delivery Programme (IDP) and a Local Investment Plan (LIP). Breckland Council has instigated a joint approach on infrastructure planning to reflect the strong synergies between job delivery and housing delivery associated with key infrastructure projects. The BIDD was prepared through a coordinated approach with the HCA and EEDA and received inputs from key delivery agencies such as Norfolk County Council, the Environment Agency and NHS. The document, which includes a specific spatial package for Thetford, has been approved by Breckland Council and signed off by the HCA.

29.4 The key infrastructure projects as they relate to Thetford have been presented in a Thetford package within the BIDD. A summary extract of these projects will be provided once the BIDD work is completed. The BIDD shows how the effective implementation of the plan's main objectives can be achieved and sets out the expected timelines for delivery. Breckland Council is committed to ensuring that infrastructure delivery keeps pace with the regeneration of the town and the delivery of new homes and employment to the north of Thetford. As well as facilitating the physical delivery of regeneration and growth there are a number of projects in the BIDD which are more readily aligned to making Thetford a more sustainable community.

Delivery Partners and Agencies

29.5 Delivery of the TAAP will be dependent on a number of agencies working together to deliver shared goals. Moving Thetford Forward has provided an arena for partner agencies active in the regeneration and growth of Thetford. Importantly, a number of partner agencies have assisted in preparing the BIDD most notably in relation to projects for the housing estate regeneration. Section 8.1 of the BIDD represents the current understanding of the main projects agreed through the consultative process of preparing that document. It is recognised that the BIDD is an iterative process and will be reviewed (likely to be an annual process). However, as new priorities are identified the BIDD may need to be adjusted or dissolved into its constituent IDP or LIP components. It is important that all infrastructure plans relating to Breckland and Thetford are seen as 'living documents' which will be updated over the lifetime of this document.

29.6 A number of partner agencies will deliver the shared goals of the TAAP. These include:



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Local Enterprise Partnership	Moving Thetford Forward	Thetford Town Council
Norfolk County Council	Croxton Parish Council	Norfolk Constabulary
Fire Services	Network Rail and Rail Operating Companies	Bus Operators
Sport England	Parkwood Leisure	NHS Norfolk
Existing businesses	Landowners & potential developers	Highways Agency
Homes & Communities Agency	Registered Providers (notably Flagship Housing)	Forestry Commission
Breckland Council	Brettenham and Kilverstone Parish Council	Keystone Development Trust
Crown Estate/Agents (landowner)	Kilverstone Estate/Agents (landowner)	Local Strategic Partnership

Table 29.1 Delivery partners and agencies

Masterplans

29.7 The delivery of the TAAP will also be linked to successful masterplans for the urban extension and the regeneration of the town centre and the engagement of delivery partners in the preparation and agreement of those masterplans. This will ensure that development proposals contribute to the key infrastructure priorities identified in the BIDD and specific on-site requirements arising from policies in this Plan as well as requirements and standards from partner strategies which will result in infrastructure which can be delivered, adopted and maintained.

On-site Infrastructure Provision

29.8 Breckland Council will expect to maximise the benefits from development through on-site infrastructure provision in the first instance. Direct provision reduces risks to delivery and given the scale of the main allocations and areas of intervention in this Plan it is recognised that on-site provision will be integral to securing sustainable delivery rather than through commuted payments. This is particularly the case for open space, affordable housing, site access improvements, sustainable drainage and energy efficiency measures. The Local Planning Authority requirements for these areas of provision is set out in the adopted Breckland Core Strategy and Development Control Policies document.

Infrastructure Phasing

29.9 To ensure the successful delivery of the proposals within the Thetford Area Action Plan, new infrastructure will be required. Figure 28.1 seeks to summarise the phasing of new infrastructure in relation to new housing development in Thetford. Figure is intended to provide an indicative phasing requirement in relation to infrastructure, however it should not be considered in isolation from the remainder of the TAAP policies.



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Appendix A: Indicative Infrastructure Phasing Plan

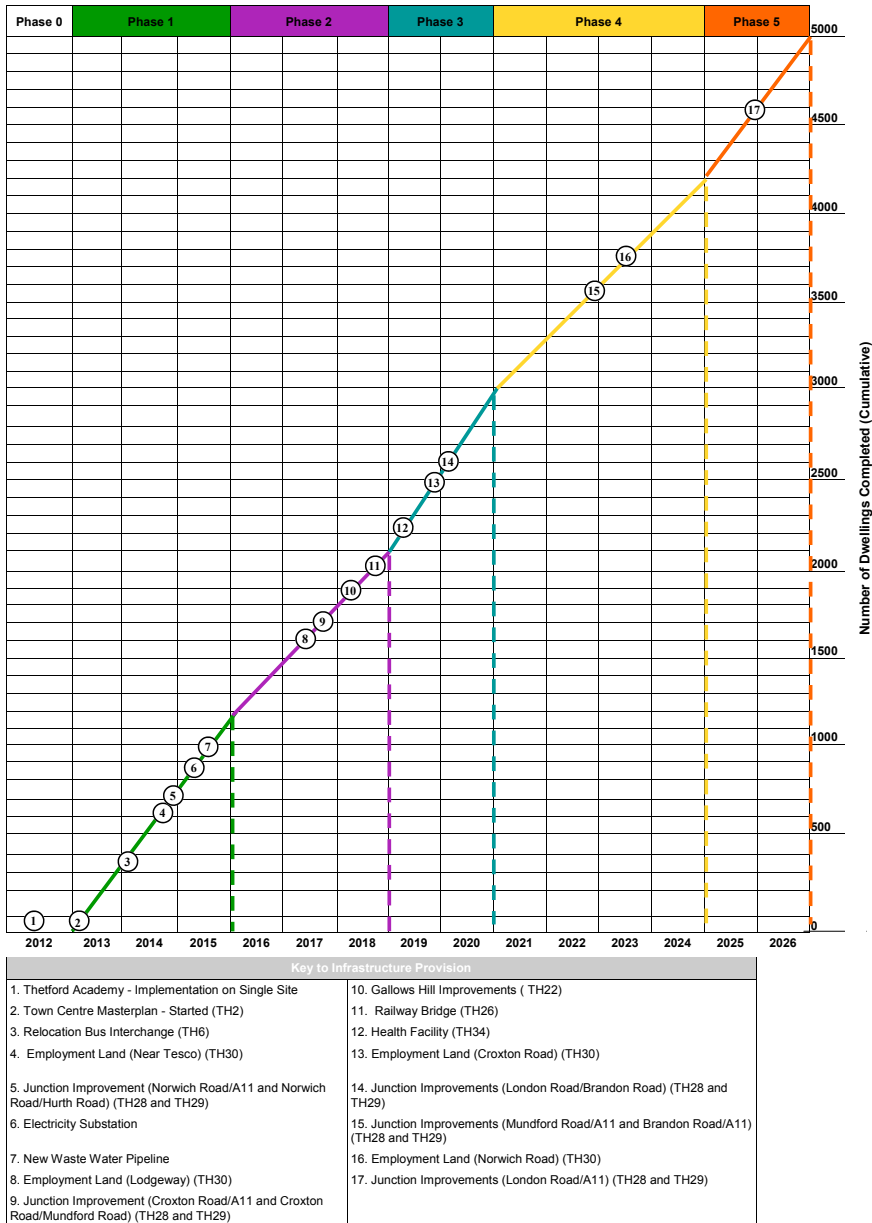


Figure 29.1 Infrastructure Phasing



The Use of Conditions

29.10 To ensure that the infrastructure required in relation to the growth and regeneration proposals is delivered through the planning process, the Local Planning Authority will apply relevant conditions to planning permissions as well as entering into legal agreements with developers. This may take the form of conditions which secure on-site provision of necessary infrastructure and/or conditions which restrict the start or occupation of a development until the necessary infrastructure is provided to make the development acceptable. Economic viability will inevitably flex over the period of this Area Action Plan in line with the markets. Breckland Council encourages and will support an open approach to examining viability including advice on the viability testing model to be used. Where viability is an issue the Council will require developers to underwrite the cost of any market viability appraisal. Where a market viability case is accepted, the Local Planning Authority will require the developer to enter into an agreement to cover the cost of compliance monitoring throughout the lifetime of any obligation which invokes an uplift clause if the market recovers.

Community Infrastructure Levy (CIL)

29.11 As well as conditions and obligations, Breckland Council will also implement any mechanism of infrastructure delivery in the form of the Community Infrastructure Levy (CIL). The starting point being the identification of a charging schedule reflecting local infrastructure priorities and associated economic viability work reflecting local land and development values. Breckland Council has commenced work on a CIL document which is scheduled to be adopted at the end of 2012. The CIL document will examine the option of a specific CIL charge for Thetford based on local infrastructure priorities associated with delivery of the growth and regeneration strategy. The outputs of the CIL and the detailed economic viability will not be contained in the TAAP but there are references throughout the document to developer contributions, of which some will be gathered within a CIL or legal obligation. In accordance with the CIL Regulations it is recognised that affordable housing, renewable energy schemes and charitable developments will be exempt. Additionally the starting point for the CIL charging schedule will be the infrastructure requirements as identified in the BIDD.

29.12 In line with Government advice, it is recognised that a CIL in itself will not be the sole mechanism to fund infrastructure delivery; the CIL is for filling any funding gap after other funding sources have been used. The partners identified previously will have to strategically assess their capital and revenue assets in the context of the policies and proposals of this plan. Breckland Council is willing to work in partnership on the emerging delivery mechanisms which are likely to see greater use of publicly owned assets to yield the significant wider benefits which growth and regeneration will bring to Thetford. This may take the form of a Local Asset Backed Vehicle (LABV) where land or assets are contributed to facilitate growth or a Tax Incremental Financing (TIF) scheme, where finance is secured and used against future revenue from developments. Additionally there are options for Breckland Council and partners to explore delivery mechanisms such as an ESCO or MUSCO to deliver specific utilities (principally renewable energy) to ensure new and existing developments meet improving standards and better value costs for services such as energy or broadband.

29.13 The Government has been clear that it expects Local Authorities to work closely with neighbourhoods on infrastructure planning. The Government intends that a meaningful proportion of CIL will be allocated to neighbourhoods to support development in that local area. The precise mechanisms to distribute funding at a local level and the proportions involved remains to be determined but Breckland Council recognises the ability of neighbourhood level CIL funds to support wider regeneration initiatives so that the benefits of growth are realised around the town.

Compulsory Purchase Orders (CPOs)

29.14 As well as these innovative measures it may become necessary for both the Local Planning Authority and the Local Transport Authority to use Compulsory Purchase Orders (CPOs) to bring forward proposals in the TAAP where wider delivery of the plan objectives are significantly compromised and all alternative courses of action have proved unsuccessful.



Local Infrastructure Priorities

29.15 In the Thetford context, the evidence from the Breckland Infrastructure Study (2009) and Breckland's Integrated Delivery Document (2010) indicates the following local infrastructure priorities for Thetford which are either critical or essential to delivering sustainable growth and regeneration in Thetford:

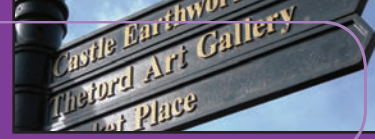
- Upgrades to the A11 junctions
- Public transport enhancements i.e. bus services and railway station access and facilities
- Junction improvements on roads within the town
- A new electricity substation to the north of Thetford
- Upgrades to the waste-water pipe network and after 2021 upgrades to the treatment works
- Additional education provision
- Additional primary health provision

29.16 These priorities and their associated costs will be relevant in the preparation of the CIL/tariff document. It will also be necessary through the CIL process to determine which developments contribute to the levy/tariff and whether exemptions are required for certain developments for viability reasons or for reasons of economic stimulus or advantage.

29.17 The principle of a levy or tariff approach was established in the Core Strategy and is anticipated in Policy CP4. Furthermore Policy CP5 of the Core Strategy identified a number of developer obligations which would have previously been secured via legal agreement but some of which now need to be considered under a levy and or tariff.

29.18 The infrastructure needs arising from growth and regeneration will influence the timing and phasing of development to ensure that existing and new communities in Thetford are not compromised and that sound land use planning principles are observed. It is important to recognise that not all infrastructure delivery can be resolved through developer contributions either on-site or through a financial payment. The financing of infrastructure relating to water and energy is now governed by the regulatory bodies and certain aspects of those infrastructure networks are only readily funded from the agreed Asset Management Plans of the utility companies. These documents and associated funds are agreed on a cyclical basis (usually every 5 years) and therefore funding resolution to certain infrastructure upgrades may not be available in the short term (i.e. before 2016).

Growth & Regeneration Area	Infrastructure Interdependencies	Timeframe	Potential Funding Sources	Leadership & Key Stakeholders
Urban Extension (including Thetford Enterprise Park)	New Electricity Sub Station	0-5 years	Private Sector	Land Owners / BDC / EDF Energy
	New Waste Water Pipeline	0-5 years	Private Sector	Land Owners / Anglian Water
	A11 Junction Improvements	0-10 years	Private Sector	Land Owners / Highways Agency/ NCC
	Local Highway Improvements	0-10 years	Private Sector	Land Owners / NCC/ SCC / Highways Agency
	Public Transport Improvements	0-15 years	Private sector	Land Owners / bus operators / NCC / SCC
	Education Provision	0-15 years	Central Government / Private Sector	Thetford Academy / Landowners / NCC
	Health Provision	5-15 years	NHS / Private Sector	NHS / Landowners



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Growth & Regeneration Area	Infrastructure Interdependencies	Timeframe	Potential Funding Sources	Leadership & Key Stakeholders
Town Centre regeneration	Town Centre Masterplan	0-5 years	Moving Thetford Forward, BDC	BDC / Thetford Town Council / NCC / local businesses
	Education	0-5 years	Central Government	NCC
	Bus station relocation	0-5 years	Moving Thetford Forward, NCC	NCC, Moving Thetford Forward and BDC
Residential estate regeneration	Production and implementation of strategic plans	0-10 years	HCA / RSLs / Private Sector / Moving Thetford Forward / BDC	Flagship Housing / BDC / HCA
Employment estate regeneration	Production of appropriate planning framework	0-5 years	Private sector / Moving Thetford Forward / BDC / NCC	Private sector / Moving Thetford Forward / BDC / NCC

Table 29.2 Infrastructure needs, timeframes, funding and leadership

29.19 The Key Infrastructure Dependencies section in the Monitoring and Implementation section of this Plan represents the Infrastructure Delivery Programme for the TAAP. This provides further detail on what infrastructure is required, when and why it is required and how it will be delivered and managed. Importantly it will also provide detailed costs on the overall programme.

29.20 There are particular need to deliver mitigation in respect of Protected European Sites and their qualifying features. As evidenced elsewhere in this document Thetford borders both land designated as Special Protection Areas (SPA) for bird species and Special Areas of Conservation (SAC) designated for flora and fauna (notably Breckland heaths). In respect of the SPA, the Area Action Plan includes a Bird Access and Monitoring Framework which sets out a collaborative approach to monitoring, and if required consequent mitigation, in relation to Nightjar and Woodlark. Breckland Council recognises that proportionately Thetford presents a significant contributory source for any monitored effects arising from increased recreation in Thetford Forest. The Council is committed to working collaboratively with developers and adjoining Local Authorities to deliver a coordinated monitoring and mitigation package. In respect of the SAC, the tension is the need to upgrade junctions on the A11 in relation to both background growth in traffic volumes and as a direct consequence of the planned growth in the town. Mitigation will be required as a result of land-take requirements and the Council is willing to work constructively with landowners, developers, Natural England and the Highways Agency on a practical mitigation package.

Planning Application - Project Management.

29.21 Having regards to the delivery of the Thetford Urban Extension, a project management structure has been set up between Breckland District Council, Pigeon Investment Management Ltd and the Crown Estate to progress the submitted Planning Application for the Urban Extension. This structure includes an agreed framework for the management of development proposals at the Thetford Urban Extension. The structure considers the vision and objectives for the Project and procedural arrangements for a collaborative approach to deliver the Project. This has been developed with guidance from the Advisory Team for Large Applications (ATLAS). The purpose is to assure all parties that they are in agreement as to the manner in which the Project is being taken forward. The planning application to which this structure relates is for an outline application with all matters reserved except access.

29.22 The structure sets out the following outcomes:

- A shared vision and key development objectives for the project;
- Key tasks and issues;



- Procedural Arrangements, including making available all documentation, information and data reasonably required to deliver the project; and
- A project structure to ensure the timely delivery of the project and a mechanism to resolve strategic issues arising during the delivery of the project.

General Viability Statement

29.23 The infrastructure package for key capital schemes over the plan period is likely to be in the order of £96.9million. This information is taken from Breckland Council's Local Investment Plan (LIP) and Integrated Delivery Programme (IDP) work⁽⁶⁴⁾ together with evidence from the Breckland Infrastructure Study⁽⁶⁵⁾. The figure includes transport, energy and waste-water network improvements as well as open space provision, estate regeneration options, education and health provision. Not all of this cost will be met by developer contributions. A number of funding mechanisms are already in place through government funding and the asset management plans of utility companies. The likely funding gap is in the region of £64.3million and it is this figure which will be addressed by a combination of contributions from developers as well as other sources of funding both at a local and national level.

29.24 Whilst £64.3million is a considerable sum it is a reasonable guide, and in the context of other growth locations a less challenging figure. The contributory factors for the £64.3million are transport (approximately a third); education (approximately a third); open space (approximately a sixth) and utility reinforcement (approximately a sixth).

29.25 Through the Core Strategy process, Government Inspectors have concluded that there is a reasonable prospect of growth in Thetford being viable and deliverable. This is the test for Development Plan Documents.

29.26 Further information on the interdependencies between infrastructure and delivery are set out in the following monitoring sections of this document including indicators and targets to assess the quantitative and qualitative implementation of the TAAP. The monitoring process for the TAAP will also need to feed into the review of infrastructure planning work including the requirements of both the IDP and the LIP documents.

64 The Breckland Integrated Delivery Document (Capita Symonds, 2010)

65 EDAW (2009)



30 Monitoring and Implementation Framework

30.1 Monitoring and review are key elements of the planning system. Through comprehensive monitoring of the planning framework and of delivery, an assessment of past performance and likely future performance can be established which provides the basis for triggering any necessary contingencies to be implemented or the need for a review to be undertaken. Through continuous monitoring of the performance of the policies in the plan and of delivery, and review where necessary, the efficient delivery and the sustainability of the Thetford Area Action Plan can be maintained.

30.2 This section will identify:

- key dependencies between the delivery of development and the Area Action Plan and necessary infrastructure provision;
- what the risks to delivery of development associated with infrastructure provision are, and what the contingency measures are relative to changes in the timing of infrastructure delivery if there is a failure to deliver infrastructure; and
- the framework for monitoring policy performance.

Key Infrastructure Dependencies

30.3 Essential in the delivery of growth and development is the timely delivery of necessary supporting infrastructure. The ability to deliver infrastructure (or otherwise) and the timing of its delivery are critical determinants of the scale and location of development and its phasing.

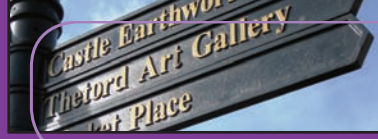
30.4 Infrastructure is provided by a variety of commercial and public agencies through a range of different funding and delivery mechanisms. In terms of public bodies responsible for infrastructure funding, prioritisation and delivery decisions are taken at different levels varying from the national through the regional to the local, or at a combination of the levels. Decisions relating to development contributions and prioritisation are taken at the local level with regard being had to other funding and delivery mechanisms.

30.5 MTF has adopted a 'prospectus' approach to investment priorities and these have been reflected in Breckland Council's Local Investment Plan/Integrated Delivery Programme which has been brought together under one infrastructure delivery document known as the Breckland Integrated Delivery Document (2010). These approaches have allowed early consideration and understanding of potential funding available to underpin delivery of the Area Action Plan and to start to establish with the relevant bodies and agencies particular roles and responsibilities.

30.6 Generally in Thetford the critical areas of dependency between development and infrastructure arise in transport and access including public transport provision; the provision of utilities including power and waste-water networks, and supporting community infrastructure including education and health facilities.

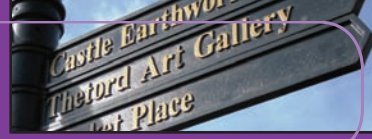
30.7 The strategy for growth and regeneration in Thetford has been determined following consultation with the bodies responsible for infrastructure delivery. Whilst the views of those bodies have been used in testing the robustness of the delivery of the Area Action Plan and underpin the policies, there remain some areas which will require further detailed evidence based assessment in consultation with the responsible bodies and agencies. This arises from the planning cycles of some organisations being on different time-frames from the Area Action Plan; limitations placed on some commercial providers by the regulatory provisions governing their activities in relation to the degree of certainty they require before being able to undertake more detailed feasibility work and from matters being identified in consultation.

30.8 The key dependencies between the delivery of the Area Action Plan and infrastructure provision are set out in the table on the next page. Where a risk arises and the identified contingency cannot be implemented then a review of the Area Action Plan strategy and policies may be required. Please note that this section will be further informed by Breckland's IDP and LIP work.



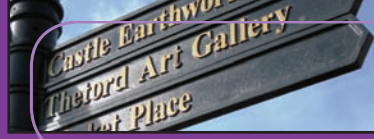
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Location and Development Description	Key Infrastructure Dependencies	Funding/Timescales	Risks	Contingencies	Responsible agencies/bodies
Thetford					
Urban Extension	Reinforcing power supply.	New sub-station for northern expansion (est. cost £8million). Commissioning could commence by 2013.	Delay in the implementation of new power supply will result in delays in development in Thetford (particularly northern expansion). Delay would adversely affect delivery rate and result in increased development rate in later phases of plan period.	Alternative 'local power sources' provided ahead of strategic network delivery.	EDF, Breckland Council and Private Developers/Landowners.
Urban Extension	Increase junction capacity on all A11 junctions. Enhancements to Croxton Road junction.	Estimated cost is £12.5million and likely implementation date is 2012 onwards. Some junctions will require upgrading sooner than others although work could be undertaken simultaneously to reduce impact. Cost could change once detailed design undertaken.	Limited capacity reduces development levels. Delayed provision delays development.	Consider alternative siting of employment allocations to minimise impact. Consider alternative residential development scenarios to minimise impact on highway network.	Highways Agency, Highways Authority and Private Developers/Landowners.
All development	Increased waste-water treatment capacity.	Developer contributions. Upgrades required post 2021.	Capacity of existing waste-water treatment plant effectively caps development level.	Increase existing plant capacity or provide new treatment facilities (additional or additional/replacement). Consider alternative residential development scenarios	Anglian Water, Environment Agency and Private Developers.
Urban Extension	Improvements to internal highway network. Provision of a new bridge over the railway between Joe Blunt's Lane and the A11 for public transport, pedestrians, cyclists and emergency vehicles.	Estimated cost is £12.5million and likely implementation date is 2012 onwards. Some junctions will require upgrading sooner than others. Cost could change once detailed design undertaken.	Delayed improvements could affect likelihood of modal shift. Limited capacity reduces development levels. Delayed provision delays development..	Consider alternative siting of employment allocations to minimise impact. Consider alternative residential development scenarios to minimise impact on highway network. Step up actions to attain greater modal shift.	Highways Agency, Highways Authority and Private Developers/Landowners. Network Rail.



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Location and Development Description	Key Infrastructure Dependencies	Funding/Timescales	Risks	Contingencies	Responsible agencies/bodies
		Estimated costs £1m to £1.5m, depending on the design to reflect local conditions. Assumes no land purchase costs.			
Urban Extension	Childcare and Primary schools.	Developer Contributions. Primary school provision required in the Urban Extension as and when required.	Limitations to existing school capacities and the ability of some facilities to expand on-site will constrain the amount of development that can be built.	Consider alternative residential development scenarios	Norfolk County Council, Theford Academy, and Private Developers.
All development	Refurbishment of existing provision (Academy) and expansion of Secondary provision to accommodate growth	Developer Contributions in relation to expanded capacity for growth. Central Government funding is being sought to implement the delivery of a Theford Academy on a single site.	Government funding does not materialise for the single site Academy proposal. Limitations to existing school capacities and the ability of some facilities to expand on-site will constrain the amount of development that can be built. Transport issues will have some pupils will have to travel further to get to school.	Retain existing Academy campus sites and expand provision through developer contributions.	Norfolk County Council, Theford Academy, and Private Developers.
Urban Extension	Health and Social Care.	NHS Norfolk, Commissioning GPs, Private Developers.	Constraints upon the availability of primary care facilities will limit the ability to accommodate increased population levels.	Consider alternative residential development scenarios	Primary Care Trust, Private Developers.



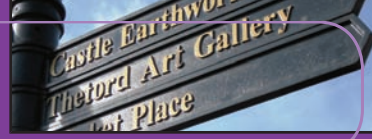
Location and Development Description	Key Infrastructure Dependencies	Funding/Timescales	Risks	Contingencies	Responsible agencies/bodies
Housing	Emergency and essential services.	Norfolk Constabulary, Norfolk Fire Service, NHS Norfolk, Developer Contributions.	The existing level of service from emergency and essential services needs expanding to accommodate a much enlarged population.	Consider alternative residential development scenarios	Norfolk Constabulary, Norfolk Fire Service, Primary Care Trust, Private Developers.
Employment	A11 capacity between Thetford and Fiveways (Mildenhall)	Construction expected to commence 2015/16 (this is subject to any further funding delays)	Single carriageway (limited capacity) reduces accessibility and inhibits inward investment along A11 corridor (and beyond) with impact on employment growth and economic restructuring	Increase capacity of A11 by dualling	Department for Transport and Highways Agency.

Table 30.1 Key Infrastructure Dependencies

Policy Monitoring Framework

30.9 The following framework shows how policies in the Thetford Area Action Plan will be monitored by indicators which will feed into the local monitoring report. This monitoring report will also measure the success of the area action in terms of housing numbers, percentage of affordable housing, renewable energy and open space as part of its contribution towards the performance of the wider strategy (the adopted Breckland Core Strategy, 2009). If as a result of monitoring, areas are identified where a policy is not working, or key policy targets are not being met, this may give rise to a review of the Area Action Plan.

Policy	Spatial Objectives	Indicators(s)	Target	Responsible bodies
Policy TH 2 'Approach to the Town Centre'	SO2, SO4, SO5, SO8, SO9, SO11, SO12	% non-retail on primary and secondary frontages.	Maximum 25% non-retail in primary frontages.	Breckland Council, Landowners, Developers, Thetford Town Council, Moving Thetford Forward, Local Business, NCC.
			Maximum 50% non-retail in secondary frontage.	
			Maximise in accordance with Policy CP7 of the Adopted Core Strategy and TAAP.	
	A Class retail floor space.		By end of 2012.	
	Delivery of a Town Centre Masterplan			



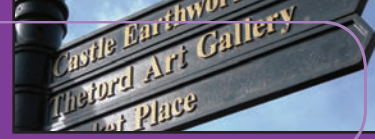
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Policy	Spatial Objectives	Indicators(s)	Target	Responsible bodies
Policy TH 3 'New Retail Development'	SO2, SO4, SO5, SO10	Cycle networks included within planning applications	Secured through a legal agreement.	Breckland Council, Landowners, Developers, Local Enterprise Partnership, Existing Business.
		Number of historic buildings/structures restored and/or enhanced.	Maximise.	
		M ² net retail floor space developed.	Approximately 330m ² of net convenience by 2016 in the Town Centre.	
		A-Class retail floor space.	Maximise in accordance with Policy CP7 of the Adopted Core Strategy and TAAP.	
		% non-retail on primary and secondary frontages.	Maximum 25% non-retail in primary frontages Maximum 50% non-retail in secondary frontage.	
Policy TH 4 'Transport - Achieving Modal Shift'	SO11, SO12	Cycle networks included within planning applications.	Provision of cycle network as per Map 9.1 'Walking and Cycling Network'	Norfolk County Council, Breckland Council, Landowners, Developers, Bus Operators, Network Rail.
		Levels of cycling, walking and bus usage	Maximise.	
		Bus stop within 400m of all properties in the urban extension.	Secured through a legal agreement. Transport Plan agreed by LPA and NCC.	
		Limit impact of development on pedestrians, cyclists and buses.	Transport management scheme agreed by LPA and NCC for developments over 5 dwellings or 500m ²	
Policy TH 5 'The Impact of Change on Pedestrians, Cyclists and Buses'	SO11, SO12	Cycle networks included within relevant planning applications.	Provision of cycle network as per map 8.1	Breckland Council, Landowners, Developers, Bus Operators, Network Rail, Norfolk County Council
		Bus stop within 400m of all properties in the urban extension.	Transport management scheme agreed by LPA and NCC for developments over 5 dwellings or 500m ²	
		Levels of bus usage.	Maximise.	
		Number of historic buildings/structures restored or brought back in to use.	Maximise.	
Policy TH 6 'Theford Bus Interchange'	SO5, SO9, SO11, SO12	Number of developments approved achieving the BREEAM 'very good' standard up to the 31st March 2013 and 'excellent' after 31 st March 2013	100%	Norfolk County Council, Breckland Council, Developers, Bus Operators.
		Progress on delivery of new bus interchange	Operational by April 2013	



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Policy	Spatial Objectives	Indicators(s)	Target	Responsible bodies
Policy TH 7 'Thetford Railway Station'	SO5, SO9, SO11, SO12	Enhanced walking and cycling connections to the train station	Secured through a legal agreement. Transport Plan agreed by LPA and NCC	Network Rail, Norfolk County Council, Breckland Council, Developers, Bus Operators, National Rail Operators.
		Redevelopment schemes for historic buildings coming forward	Maximise.	
		Number of developments approved achieving the BREEAM 'very good' standard up to the 31st March 2013 and 'excellent' after 31 st March 2013	100%	
Policy TH 8 'Healthy Lifestyles'	SO7	Developments will not have an adverse affect on the population's health.	100% Urban Development Checklist agreed by PCT/NCC on relevant scheme 100% Health Impact Assessment agreed by PCT/NCC on relevant scheme	Breckland Council, Developers, NHS Norfolk.
Policy TH 9 'Monitoring and Management of Key Biodiversity Sites'	SO8	See Table 30.3 'Access and Bird Monitoring Implementation Framework' Breckland Council are keen to work in collaboration with relevant organisations across the SPA on bird monitoring. Breckland Council appreciate that Thetford is the largest growth location in the area and are keen to take developer contributions for monitoring and mitigation if required.		
Policy TH 10 'Allotments'	SO3	Amount of allotment land secured through a legal agreement at the point of a planning application	At least 5Ha of allotment land by 2026.	Breckland Council, Landowners, Developers, Parish Councils.
		Amount of new green infrastructure provided by new developments.	Maximise	Breckland Council, Landowners, Developers, Town and Parish Councils, Norfolk County Council
		Green infrastructure lost due to development without replacement.	Minimise.	
Policy TH 11 'Joe Blunt's Lane'	SO3, SO7, SO8	Lane reclassified to allow for cycling	Secured through a legal agreement at point of initial planning permission	
Policy TH 12 'The Thetford Loops'	SO3, SO7, SO8	Progress on delivery of the Loops network	Secured through a legal agreement at point of initial planning permission Progress Report	Breckland Council, Landowners, Developers, Town and Parish Councils, Forestry Commission, Natural England.
		Indoor sports provision provided from development (ha).	In accordance with standards in DC11 of the Adopted Core Strategy. By 2026 there will be 4 new sports courts and 3 new swimming lanes	Breckland Council, Landowners, Developers.



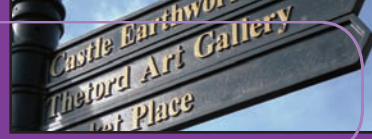
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Policy	Spatial Objectives	Indicators(s)	Target	Responsible bodies
Policy TH 14 'Energy and Carbon - TAAP Wide'	SO11	Number of residential developments achieving the Code for Sustainable (CSH) Homes in line with the national timetable.	100% of residential developments, developed in line with Building regulations.	Breckland Council, Developers.
		Renewable energy capacity installed by type.	To increase the amount of renewable energy installed	
Policy TH 15 'Energy/Multi Service(s) Company Development (ESCO/MuSCo)'	SO11	ESCO or MuSCo provided to serve existing and new development in Theford	Maximise	Breckland Council, Developers, Norfolk County Council
		Major development will not have an adverse affect on the waste-water capacity.	Capacity agreed with waste-water provider prior to planning permission	
Policy TH 16 'Water and Drainage'	SO10	Number of dwellings constructed at 105l/h/d	100%	Breckland Council, Anglian Water, Environment Agency, Natural England.
		Levels of water abstraction/average household water consumption	105l/h/d	
		Number of dwellings permitted in EA flood zones 2 or 3, or flood risk areas identified in SFRA contrary to TAAP policies.	Zero dwellings per annum.	
Policy TH 17 'Development in Flood Zones'	SO10	Other development types permitted in EA-defined flood zones or risk areas identified in SFRA and contrary to TAAP policy.	Zero ha per annum.	Breckland Council, Environment Agency, Norfolk County Council, Developers
		Number of permissions granted contrary to Environment Agency advice on either water quality or flood risk grounds.	Zero permissions per annum.	
		Number of planning permissions granted contrary to English Heritage, Norfolk County Council's Historic Environment Service or Conservation Officer advice.	Minimise.	
Policy TH 18 'Archaeology'	SO9	Number of developments approved achieving the BREEAM 'very good' standard up to the 31st March 2013.	100%	Breckland Council, Landowners, Developers, English Heritage, Norfolk Landscape Archaeology.
Policy TH 19 'Sustainable Construction Standards for Non-Residential Development'	SO10, SO11	Number of developments approved achieving the BREEAM 'excellent' standard after 31st March 2013.	100%	Breckland Council, Developers
Theford Urban Extension Policies				



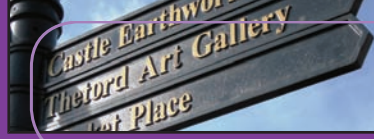
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Policy	Spatial Objectives	Indicators(s)	Target	Responsible bodies
Policy TH 20 'Thetford Urban Extension Strategic Design Principles'	SO8, SO9, SO10	The loss of historic buildings as a result of the urban extension.	Zero lost	Breckland Council, Landowners, Developers, Forestry Commission, Highways Agency
		Number and % of housing sites with a building for life assessment of less than 10, 10-13, 14-15 and 16 or more	All residential development.	
		Enhancement of boundary trees adjoining the transport infrastructure	Landscaping scheme to be agreed with the LPA	
		Protected trees and hedgerows lost as a result of development.	No loss of protected trees.	
		Progress of habitat creation	Progress report.	
		Retention and enhancement of trees adjacent to the A11	Landscaping scheme to be approved by the LPA.	
Policy TH 21 'Locally Distinctive Features of the Landscape'	SO8	Protected trees and hedgerows lost as a result of development.	No loss of protected trees.	Breckland Council, Landowners, Developers.
		Management plan for existing features included within planning application.	Management plan agreed with the LPA prior to planning permission.	
		New hedgerow/landscape buffer planted (metres)	Maximise	
Policy TH 22 'Gallows Hill Scheduled Monument'	SO9	Improvements (open space provision and Habitat Creation) to Gallows Hill Scheduled Monument.	An improvements implementation plan to be agreed with the LPA will be secured through a legal agreement prior to the granting of planning permission for the urban extension.	Breckland Council, Landowners, Developers, English Heritage, Landscape Archaeology, Thetford Town Council.
Policy TH 23 'Existing Buildings in the Thetford Urban Extension'	SO8, SO9	The loss of historic buildings as a result of the urban extension.	Zero lost	Breckland Council, Landowners, Developers.
		Biodiversity surveys undertaken	Biodiversity Survey and mitigation measures agreed with LPA	
Policy TH 24 'Surface-Water Management'	SO10	SWMP provided with planning application.	SWMP agreed by LPA and Environment Agency prior to the granting of permission.	Breckland Council, Landowners, Developers, Anglian Water, Norfolk County Council, Environment Agency.
		Provision of SuDS.	SUD'S provided (on) new developments where required.	



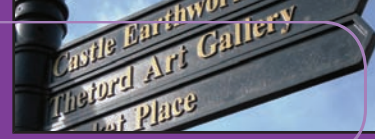
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Policy	Spatial Objectives	Indicators(s)	Target	Responsible bodies
Policy TH 25 'Walking and Cycling'	SO7, SO11, SO12	Walking and cycle networks included within planning applications.	Secured through a legal agreement.	Breckland Council, Landowners, Developers, Norfolk County Council.
		Levels of walking and cycling.	Increase	
Policy TH 26 'Buses'	SO7, SO11, SO12	Bus stop within 400m of all properties in the urban extension.	Secured through a legal agreement. Transport Plan agreed by LPA and NCC	Breckland Council, Landowners, Developers, Bus Operators, Norfolk County Council
		Bus infrastructure to be provided prior to first occupation of dwellings.	Secured through a legal agreement. Transport Plan agreed by LPA and NCC.	
		Levels of Bus Usage	New bus service implemented from the first day of occupation in the Urban Extension.	
Policy TH 27 'A New Railway Station in the Urban Extension'	SO3, SO11, SO12	Land secured for new railway station	Agreed through planning permission for the Urban Extension.	Breckland Council, Landowners, Developers, Network Rail, Train Operating Company.
		Transport monitoring to establish need	Increase in passenger numbers at Theford Station	
Policy TH 28 'Changes to the A11 Trunk Road'	SO3, SO4	Development of essential infrastructure (progress on A11 Junction improvements)	A11 junctions to be improved in accordance with phasing plan provided in the Transport Assessment agreed with the Urban Extension application.	Breckland Council, Norfolk County Council, Highways Agency, Developers.
Policy TH 29 'Improvements to the Local Road Network'	SO3, SO4	Development of essential infrastructure (progress on local road network improvements)	Local road improvements to be completed by 2026.	Breckland Council, Norfolk County Council, Highways Agency, Developers
Policy TH 30 'New Employment Land'	SO2	Amount of floorspace developed for employment by type (gross and net) in sqm.	<ul style="list-style-type: none"> ● 4.0 ha by 2012 near Tesco's. ● 14.5 ha by 2018 by Lodge Way. ● 2.5 ha by 2020 off Croxton Road. ● 7.2 ha by 2026 off Norwich Road. 	Breckland Council, Landowners, Developers, Local Enterprise Partnership, Existing Business.
		Phased delivery of employment land.	At least 40 ha of employment available by 2026. This will be phased from 2011.	
Policy TH 31 'New Local Centre(s) in the Urban Extension'	SO2, SO4,	Employee jobs created.	5,000 net new jobs by 2026.	Breckland Council, Landowners, developers, Local Enterprise Partnership, Existing Business.
		M ² net floor space developed.	<ul style="list-style-type: none"> ● Approximately 500m² (net) new comparison floorspace post 2016 ● 1,200m² (net) new convenience floorspace post 2016. 	



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Policy	Spatial Objectives	Indicators(s)	Target	Responsible bodies
Policy TH 32 'Connecting to a Decentralised Energy Supply'	SO11	A-Class floor space. Development designed to allow for connection to decentralised supply	In accordance with Policy CP7 of the Adopted Core Strategy. 100%	Breckland Council, Developers.
Policy TH 33 'Education Provision in the Thetford Urban Extension'	SO3, SO10	Ha of land set aside for nursery, primary, secondary and post-16 school provision.	12 ha secured through a legal agreement, in accordance with Norfolk County Council requirements.	Breckland Council, Norfolk County Council, Developers.
		New nursery, primary, secondary and post-16 school places provided.	Secured through a legal agreement, in accordance with Norfolk County Council requirements as follows: 1 x (2 ha) by 2015 1 x (2 ha) by 2018 1 x (2 ha) by 2024	
Policy TH 34 'New Health Facility in the Urban Extension'	SO7	Indices of Multiple Deprivation, Barriers index. 8 new GP's and 6 Dentists secured in accordance with NHS Norfolk requirements.	100% Minimise in line with general trend (see baseline) Secured through a legal agreement at point of planning permission delivered by 2019.	Breckland Council, NHS Norfolk.
Policy TH 35 'Community Buildings'	SO3, SO7, SO10	Amount of completed floor space of community, recreation and leisure facilities by location (m ²).	1 x 300m ² multi-purpose community facility by 2016 and 2 x 300 m ² small multi-purpose community facility between 2016-2026.	Breckland Council, Landowners, Developers, Thetford Town Council.
		Floor space of key services lost to redevelopment of other uses (m ²).	Zero	
Policy TH 36 'New Bring Recycling Facilities'	SO11	Bring recycling centre located at the Local Centre.	Secured via a legal agreement.	Breckland Council, Developers.
Area Intervention Policies				



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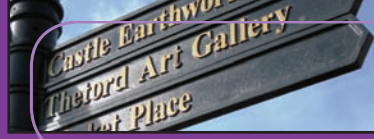
Policy	Spatial Objectives	Indicators(s)	Target	Responsible bodies
Policy TH 37 'Regeneration Proposals in Existing Residential Areas'	SO1, SO6, SO7, SO8, SO9	Ha of redeveloped land.	No target identified.	Breckland Council, Developers, RSLs.
		Indices of Multiple Deprivation	Reduction of 2010 levels	Breckland Council, Developers, RSLs.
		Net number of new dwellings delivered	Maximise	Breckland Council, Developers, RSLs.
Policy TH 38 'Existing Employment Areas'	SO2	Employment land developed in hectares and floor space (M ²).	Maximise.	Breckland Council, Landowners, Developers, Local Enterprise Partnership, Existing Business, Norfolk County Council
Policy TH 39 'Theford Settlement Boundary'	SO1, SO8, SO9	No of dwellings approved outside settlement boundary	Zero	Breckland Council

Table 30.2 Policy Monitoring Framework

Access and Bird Monitoring Implementation Framework

30.10 The following framework relates to the monitoring of Policy TH 9 'Monitoring and Management of Key Biodiversity Sites'.

Location(s)	Access and Monitoring Measures	Funding / Timescales	Delivery	Risks	Contingency	Responsibility
Theford AAP wide (5,000 dwellings)	Monitoring Annual monitoring of access levels across the Breckland SPA (Woodlark and Nightjar) Biennial monitoring of Woodlark and Nightjar populations	£25,000 Start for 2012/13 breeding session and cover a period of 15 years.	Short term – Seek contributions through S106 agreement in accordance with Policy CP5 of adopted Core Strategy. Long term (beyond 2014) – CIL	Lack of joint working between Local Planning Authorities and key partners to develop access and bird monitoring strategy within the SPA. Monitoring results indicate increased levels of disturbance which require significant mitigation. A lack of progress on a CIL DPD as a mechanism to fund	Re-run visitor survey work to ascertain changes in patterns of access. Review of Core Strategy.	Forestry Commission Natural England RSPB Breckland Council Forest Heath District Council King's Lynn & West Norfolk Borough Council
	Mitigation Promoting access for dog-walkers and cyclists away from nesting habitats	>£500,000 Start in 2012 to cover a period of 15 years.	Short term – Seek contributions through S106 agreement in			



Location(s)	Access and Monitoring Measures	Funding / Timescales	Delivery	Risks	Contingency	Responsibility
	<p>Creation of permanent areas of habitat suitable for Woodlark and Nightjar in areas with low levels of access</p> <p>Mobile wardens and rangers to promote responsible access</p>		<p>accordance with Policy CP5 of adopted Core Strategy.</p> <p>Long term (beyond 2014) – CIL</p>	<p>delivery will limit opportunities for the LPA to collect contributions from development to fund monitoring and mitigation.</p>		<p>St Edmundsbury Borough Council</p>

Table 30.3 Access and Bird Monitoring Implementation Framework