

Guidance Note and Frequently Asked Questions (FAQ's)

Introduction

The Council submitted the Breckland Local Plan to the Planning Inspectorate in November 2017. The new Local Plan is currently subject to independent examination by the Planning Inspector Jonathan Manning BSc (Hons) MA MRTPI, who will determine whether the plan is sound and legally compliant.

The Planning Inspector reviewed the council's proposed local planning policies and site allocations through consideration of written representations and during a series of public hearings held between April and September 2018. As a result the Inspector has proposed amendments to the plan, known as Main Modifications.

The Inspector explains the purpose of Main Modifications in his Examination Guidance Note:

"I can only recommend main modifications if they are necessary to resolve problems that would otherwise make the submitted Plan unsound or not legally compliant. Main modifications are changes which, either alone or in combination with others, would materially alter the Plan or its policies. Any potential main modifications must be subject to consultation and in some cases further sustainability appraisal might also be needed".

It is common practice for Inspectors to recommend amendments to plans where requested to do so by the Council to ensure that the final version of the plan is sound. All modifications are subject to a full public consultation for six weeks to allow comments to be made on the proposed changes.

The final Inspectors Report is expected to be published following the outcome of the modifications consultation. This will determine whether the Council can adopt the new Local Plan.

FAQ's

What are the Main Modifications to the Local Plan?

The Council is consulting on the Main Modifications that have been identified by the Planning Inspector as those necessary to make the Local Plan 'sound'.

Main modifications are those that materially affect the policies in the Local Plan.

The modifications identify specific changes to the wording of the Breckland Local Plan Pre-Submission Publication which was subject to a public consultation between August and October 2017 and submitted to the Secretary of State in November 2017 for examination. The Council have published a Schedule of Main Modifications which is a list of all proposed Main Modifications to the Plan. Each Modification has a reference number such as MM1 which will enable you to comment on specific modifications. The Council have also published a 'track changes' version of the Local Plan. This is a copy of the Local Plan showing the amendments to the original text, figures, tables and maps.

What are the Minor Modifications?

Minor modifications are predominantly typographical errors and factual updates. Minor modifications do not impact on the intent or interpretation of the policies of the plans. They do not form part of the consultation but have been included for completeness.

The Inspector will not consider comments on the minor modifications as these do not materially affect the policies in the Local Plan. Any comments received regarding the minor modifications will, however, be considered by the Council.

What are the supporting documents?

The supporting documents forming part of this consultation are:

Sustainability Appraisal (SA): The Sustainability Appraisal (SA) identifies and appraises the social, economic and environmental effects of development. The SA is produced alongside the Local Plan and identifies ways to avoid or reduce any adverse impacts arising from the plan as well as ways to maximise positive impacts.

Habitats Regulation Assessment: Habitats Regulations Assessment is required in accordance with the Conservation of Habitats and Species Regulations 2010, as amended. The main purpose of the HRA is to ensure that plans and projects do not adversely affect any European wildlife sites.

Policies Map: The Policies Map illustrates geographically the policies and proposals contained within the Breckland Local Plan. Note – not all Policies Maps have been published for the consultation. Only those which are subject to changes have been published at this time.

The above supporting documents have all been updated to reflect the main modifications proposed to the Local Plan.

Why is the Council consulting on Main Modifications to the Local Plan?

The Council is inviting representations on whether the Main Modifications are legally compliant and sound. This is a requirement under Regulation 20 of Town and Country Planning Act (Local Planning) (England) Regulations 2012. The Inspector will consider all the comments received on the Main Modifications and decide whether any matters raised regarding the soundness or legal compliance of proposed Main Modifications require further consideration. Depending on issues raised, the Inspector may seek further written statements or hold further hearing sessions to ensure such issues are addressed.

Who can comment?

The public consultation is open to everybody. The Council encourages all local residents and stakeholders to comment on the proposed modifications to the Local Plan within the consultation timeframe.

What can I comment on?

This consultation specifically relates to proposed Main Modifications to the Local Plan, identified by the planning Inspector as those that may be necessary to ensure the plan can be found 'sound' and that have not previously been formally consulted upon.

You can comment **only** on the specific changes contained in the Schedule of Main Modifications. The consultation does not concern those parts of the Local Plan where modifications are not proposed. Comments received that do not related to the Schedule of Main Modifications will not be registered or considered.

If you have previously submitted representations to the Local Plan consultation, the Planning Inspector has considered these during the examination and there is no need to make these again.

To make comments on the Main modifications, you will need to set out why you support or object changes that have been proposed. For ease of reference, the main modifications have been underlined or ~~scored-out~~ where text has been added or deleted. It is only the wording that is underlined or has been scored out that can be commented on.

How do I make a representation?

You are invited to make representations to the Main Modifications to the Breckland Local Plan. Once you have looked through the Schedule of Main Modifications, please send us your comments:

- Representations should be submitted using the Councils online representation portal where possible, which can be found here: <https://www.breckland.gov.uk/article/2956/Consultation>.
- If you don't have access to a computer, representations can be made consultation response form provided by the Council. Electronic and paper copies of the response forms are available:
 - If you do not have access to a computer, a paper response form can be completed and sent back to the Council in person or by post to the Planning Policy Team, Elizabeth House, Walpole Loke, Dereham, NR19 1EE. Paper copies of the form are also available at the address above, during normal working hours.
 - Paper copies can also be requested by contacting the programme officer at Programme.officer@breckland.gov.uk or by calling 01362 656296.

Please note that you will need to fill in a separate response form for each Main Modification you make comments on.

Breckland council will acknowledge receipt of your representation(s) as soon as possible. **Please note that representations are not confidential including your name and organisation and will be made publicly available.** The address and contact details of representations from individuals will not be published on the website or any other public place.

To be duly made, the comments must:

- be received by the Council between Monday 18th February 2019 to 5pm on Monday 1st April 2019.
- include a name and either an e-mail or postal address all of which must be legible;
- be related only to the Main Modifications to the Breckland Local Plan

When can I comment?

- The consultation will run from **18th February 2019** to 5pm on **1st April 2019**.

Please note that the deadline for submitting responses to the Councils is 5pm on 1st April 2019. Unfortunately, responses received after this deadline cannot be accepted. If you have any queries as to how to submit comments, or about the consultation as a whole, please contact the planning policy team (contact details below).

What happens next?

Once this consultation has concluded the Council will register all relevant comments received and publish them on their website; only comments that relate to the Main Modifications within this consultation document will be accepted and registered.

The comments (in full) relating to the Main Modifications will be submitted to the Inspector undertaking the examination.

The Inspector will consider all the comments received on the Main Modifications and decide whether any further hearings are required or any issues need to be revisited. At the end of the examination process they will present their final conclusions in a report into the examination of the Local Plan.

If the report concludes that the Local Plan is 'sound' with a final list of Modifications, the Council can move forward to adopt the Local Plan, subject to making the Modifications identified by the Inspector.

Where to get help?

If you have any questions regarding this process, the Programme Officer will be able to help. Please contact the Programme Officer at Programme.officer@breckland.gov.uk or by calling 01362 656296.

For more detailed queries regarding the modifications proposed, please contact the Planning Policy Team: Planning.PolicyTeam@breckland.gov.uk

What does the Schedule of Main Modifications include?

The schedules of Main Modifications include the following information:

Modification reference	Proposed main modification for each reference is composed as follows: MM followed by a number. Modifications are in sequential order (e.g. MM1)
Local Plan page	The page number from the Breckland Local Plan, Pre-submission draft where the original policy/paragraph text can be viewed.
Policy / Paragraph number	The section of the Breckland Local Plan pre-submission draft to which the modification relates.
Proposed Modification	The original text of the Local Plan shown as it is proposed to be modified. The following format has been used to denote the modifications subject to consultation:* <ul style="list-style-type: none"> ▪ <u>Underlined text</u> = new text suggested ▪ Strikethrough text = text proposed for removal <p>Note: changes to tables, figures and the Policies Maps are</p>

	described here and amended versions are provided at the end of the schedule.
Reason for change	This Column offers a brief description on the change proposed.