



Breckland Local Plan Local Development Scheme

Fifth Revision

March 2013

Capita Symonds for Breckland Council
Elizabeth House
Walpole Loke
Dereham
Norfolk
NR19 1EE

E-mail: planningpolicyteam@breckland.gov.uk
Telephone: (01362) 656873

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1. Introduction

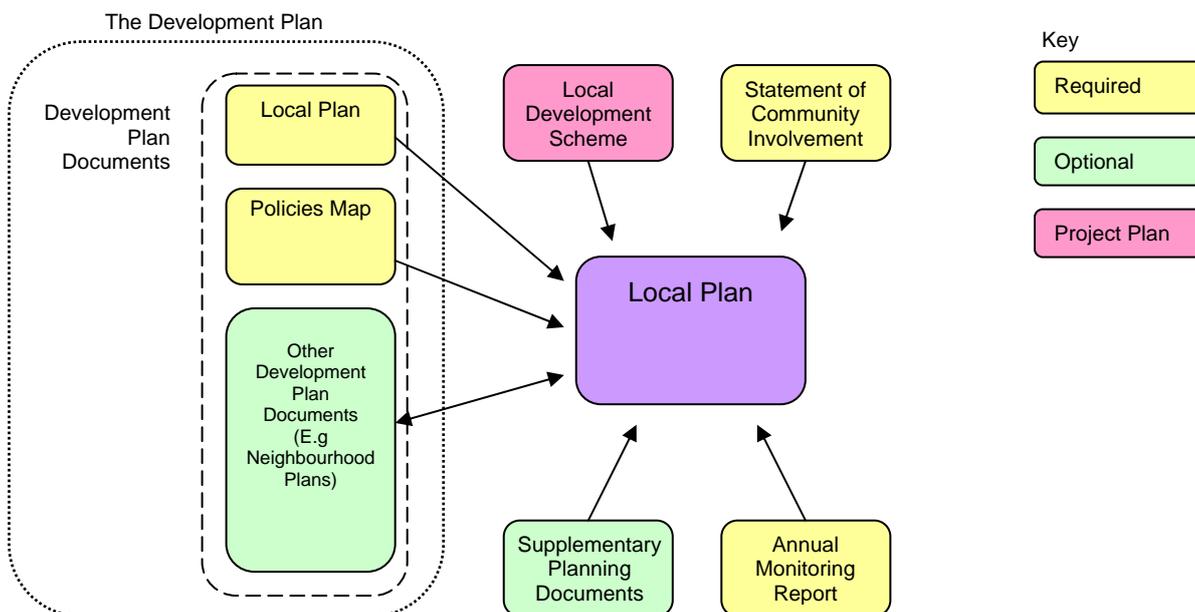
Background

- 1.1 The Planning and Compulsory Purchase Act (2004) requires local authorities to produce a range of planning policy documents to guide future development and changes. The suite of documents was previously referred to as the Local Development Framework (LDF), although the term is now replaced by the more straightforward “Local Plan” by the Government. The Local Development Scheme (LDS) is still relevant and is a requirement in the new regulations to complement the new Local Plan system. It needs to be updated on a regular basis to set out the programme and timetable for producing the Local Plan and other relevant Development Plan Documents (DPDs).
- 1.2 A jargon-buster explaining the terms used in this document has been included and can be found at the back of this document at Appendix C.

The Local Plan

- 1.2 Under the previous system, Councils were encouraged to produce a range of plans for their area which contained generic development management policies and site specific policies for the use of land. Under the new system, instead of producing multiple documents, Councils are encouraged to produce a single Local Plan for their area. What happens to the existing DPDs are set out in more detail in Section 3.
- 1.3 The Local Plan will principally consist of a single Development Plan Document (see Figure 1 below). There are two types of Local Development Documents (LDDs) that Local Authorities can produce. Firstly, there are Development Plan Documents (DPDs) which will set out the development strategy, strategic policies and site allocations. Secondly, there are Supplementary Planning Documents (SPDs) for topics/areas which require additional guidance. Council’s are required to prepare a Statement of Community Involvement detailing how people will be involved in the planning system and an Annual Monitoring Report on key indicators.
- 1.4 In addition to the DPDs that the Council may wish to prepare, the Localism Act (2011) as amended, provides the opportunity for communities to prepare Neighbourhood Plans to guide further development that they may wish to see in their communities. Neighbourhood Plans, once adopted, form part of the Development Plan for the area and are used in the determination of Planning Applications.

Figure 1: The Local Plan



What is a Local Development Scheme (LDS)?

- 1.5 Local Development Scheme (LDS) is a programme for the production of the Development Plan Documents (DPDs) that Breckland Council intend to produce over the next three years. This LDS is also intended to aid the community's understanding of the planning system.
- 1.5 There are three principle objectives of the LDS. These are:
- (1) to set out the DPDs that Breckland Council will prepare as part of its Local Plan;
 - (2) to provide a timetable for their production which will help point to when the public can get involved in the process and to include targets against which progress can be measured; and
 - (3) to confirm the programme for replacing the existing Local Development Documents (LDDs) with a Local Plan.
- 1.6 This is the Council's Fifth revision to its LDS and updates the previously adopted LDS (December 2009). This LDS takes into account the National Planning Policy Framework (NPPF) (published March 2012) and The Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012.

Key Issues in the Fifth Revision of the LDS

- 1.7 The fourth revision of Breckland's LDS (adopted in December 2009) identified a number of risks to the Breckland Local Development Framework timetable. It was recognised that following the adoption of the Core Strategy and Development Control Policies Development Plan Document in December 2009 that there was a need for significant additional evidence to demonstrate the deliverability of the two area action plans in Breckland. In particular, the Inspector's Report on the Core Strategy has clarified the content of the Area Action Plans and has amplified the key issues for which further, more detailed evidence base is required. These issues now come to bear on the preparation of a new Local Plan for the District.
- 1.8 The new issues affecting Local Plan preparation in Breckland can be summarised as follows:
- The need to undertake significant additional evidence to demonstrate delivery of major growth planned for in Attleborough. In particular, evidence on transport, housing and water infrastructure;
 - The decision of the authority to replace the existing suite of Local Development Documents with a single Local Plan;
 - To consider how the under allocation of homes in Thetford will be considered;
 - To introduce a Community Infrastructure Levy document;
 - Further work to help understand any patterns of avoidance of new development by stone curlew; and
 - To review the Statement of Community Involvement.
- 1.9 This Fifth Revision LDS reflects that a separate Area Action Plan for Attleborough and Snetterton Heath will no longer be prepared and that this will be included as part of a district-wide Local Plan. The new timetable sets out the milestones for consultation and preparation of a single Local Plan for the District.

Making Your Views Known

- 1.10 The Council is required by the regulations to make the LDS available to the public. Copies are available for inspection at the Council's offices in Dereham and Thetford, as well as Customer Contact Centres in Dereham, Thetford, Attleborough, Swaffham and Watton. The LDS is also available to view on the Planning Policy pages of the Council's website [www.breckland.gov.uk].

2. Local Plan Structure and Schedule of Proposed Documents

Local Plan Structure

2.1 The Planning and Compulsory Purchase Act 2004 (as amended) states that the LDS must specify:

- Which documents will be Development Plan Documents (DPDs)
- What the subject matter and geographical area is covered by each Development Plan Document
- Which DPDs, if any, are to be prepared jointly with another authority
- The timetable for preparation and revision of the DPDs

2.2 Under the new planning system Breckland Council will be responsible for delivering the new planning system at the local level through its district-wide Local Plan. Norfolk County Council will retain the duty of preparing a Minerals and Waste Local Development Scheme and the Minerals and Waste Local Plan, as well as being the highway authority.

Development Plan Documents

2.3 Changes to the regulations governing LDS require that only DPDs must be indicated on the LDS. The preparation of DPDs will follow the full statutory processes and will form the Development Plan for the area. These will require as part of their preparation a Sustainability Appraisal, public participation and other regulatory requirements. Such documents will be subject to the process of Examination in Public (EiP) by an independent Inspector if formal objections are received during the public consultation period. Objectors, who wish to, can have their objections heard orally at the EIP.

Monitoring

2.4 The Council must keep this LDS under review in the light of any further changes. Once adopted, the LDS will be monitored on an annual basis from 1st April to 31st March. As part of the Annual Monitoring Report (AMR), the Council will set out:

- How well the Council is performing against the key milestones set out in the LDS;
- How the policies in the DPDs are being implemented;
- The latest up-to-date list of background documents;
- The status of the old planning policy framework and how this has been affected by the production of the new DPDs;
- Whether any DPDs need reviewing in advance of their scheduled time target;
- Any updates to the LDS as required.

2.5 It is important that DPDs remain as up-to-date as possible and therefore each will need a formal review timetable. The AMR each year will consider whether any earlier reviews are needed. The LDS effectively forms the work programme for the Council on Planning Policy for the next three years. The review schedule for LDDs is set out at Figure 3.

Schedule of Proposed Documents

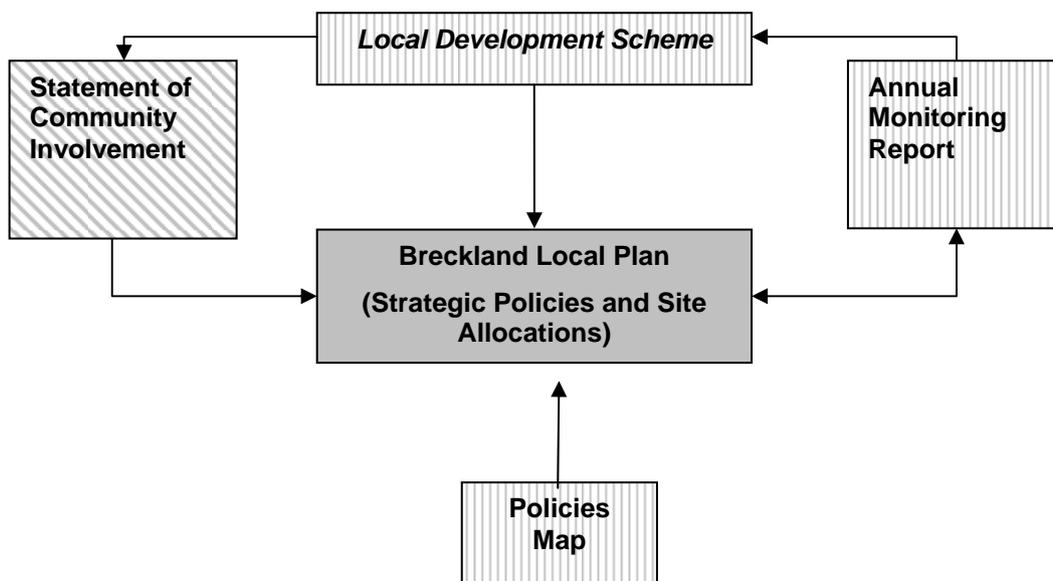
2.7 The documents that Breckland Council proposes to prepare are as follows:

- Local Plan (district wide)
- Policies Map
- Statement of Community Involvement
- Annual Monitoring Reports

2.8 This schedule has been influenced by a number of factors, which in turn have been informed by an evidence base developed by the Council in recent years. The factors are as follows:

- (1) The Breckland Core Strategy and Development Control Policies DPD was adopted in December 2009 with a Plan period extending to 2026. The Core Strategy includes four remaining policies from the previous District-Wide Local Plan (1999) that remain saved beyond the transition period from the implementation of the Planning and Compulsory Purchase Act (2004). The East of England Plan (the Regional Spatial Strategy) has now been revoked and as such, the Council will be responsible for developing its own housing and employment targets. For these reasons, there is now a need to prepare a new single spatial planning framework for the district which will plan for a period of 15 years. As such, the priority in Breckland is to prepare a new Local Plan which will provide certainty to local communities of the scale and location of new housing and economic growth to 2031.
 - (2) The Council monitors the availability of housing land on an annual basis. The Council publishes an annual 5 Year Housing Land Statement in accordance with the requirements of the NPPF. This identifies that there is not currently a 5 year housing land supply in the District (3.41 years worth available at 1st April 2012). In 2011, the Council published an updated Strategic Housing Land Availability Assessment (SHLAA). This document is currently expected to be reviewed in early 2014. However, to control and co-ordinate the release of housing land it is proposed that the Local Plan will identify the quantum of housing proposed as well as the precise allocation of new sites for development in the district.
 - (3) Given the need to prepare a new Local Plan, and to reflect changes to the Regulations that DPDs must be prepared against, it will be necessary to review the Statement of Community Involvement in order to set out how communities in these areas of change and development will be able to participate at both the strategic and detailed planning stages.
 - (4) It is the Council's intention to develop a CIL Charging Schedule for the District. The CIL charging schedule is like a Development Plan Document (DPD) because it follows similar stages of preparation and is subject to a process of examination by a planning inspector appointed by the Secretary of State. For this reason it is included in the LDS to enable interested parties and the public to be aware of the preparation programme and opportunities for public participation.
- 2.9 In addition to Figure 2 (over) this LDS contains a Project Management Chart at Figure 3 that plots relevant documents against a timetable to illustrate the work programme for the production of planning policy in Breckland over the next three years.

Figure 2 – The Breckland Local Plan



	Subject to both independent examination and Sustainability Appraisal/ Strategic Environmental Assessment
	Subject to consultation
	Not subject to independent examination or Sustainability Appraisal/ Strategic Environmental Assessment

Other Planning Policy Documents that Breckland Council will publish

- 2.10 The Local Plan will establish the Council’s planning policies, which should be backed up by robust evidence base. This work will be published in the form of technical studies and papers and they will be produced either by the Council or independent consultancy bodies.
- 2.11 Each background document will be publicly available at the same time as the relevant stage of the Local Plan to which it relates, is submitted. It is not possible at this time to predict every background document that will be produced as the Council may need to prepare additional evidence in the course of preparing the Local Plan or to respond to changes in National Planning Policy. Consideration will be given on an annual basis as to the need for their review.
- 2.12 Background documents will include:

Background Document	Target or published date
Strategic Housing Market Assessment (SHMA) Housing Needs Survey Strategic Housing Land Availability Assessment (SHLAA)	To be published February 2013 To be published February 2013 To be published 2014
5 Year Land Availability Statement	Due April 2013 (to be reviewed annually)
Employment Land Review Jobs Growth Analysis Paper Attleborough Economic Impact of Growth Paper	Published November 2006 Published December 2006 Published October 2008
Landscape Character Assessment Landscape Character Assessment – Settlement Fringe Study	Published April 2007 Published July 2007

Background Document	Target or published date
Strategic Flood Risk Assessment Strategic Flood Risk Assessment (PPS25 Update) Strategic Flood Risk Assessment – Stage 2 Thetford	Published July 2005 Published February 2008 Published September 2009
Retail and Town Centre Study Retail and Town Centre Study (update)	Published August 2010 To be published 2013
Breckland Open Space Audit Thetford Green Infrastructure Study Dereham Green Infrastructure Study	Published 2010 Published September 2007 Published October 2008
Thetford Growth Framework Study Breckland Infrastructure Study – Phase 1: Attleborough Breckland Infrastructure Study – Phase 2: Delivery	Published September 2007 Published December 2008 Published March 2009
Thetford Water Cycle Water Study – Stage 1 (Outline) Breckland Water Cycle Water Study – Stage 1 (Outline) Breckland Water Cycle Water Study – Stage 2	Published March 2008 Published November 2008 Published May 2010
Habitats Regulations Assessment – Initial Report <i>Breckland SPA visitor flow rate study</i> <i>Stone Curlew Scare model</i> <i>Nightjar and woodlark – recreational impacts</i> <i>Impact of building classes on distribution of Stone Curlew</i> Habitats Regulations Assessment of Local Plan	To be Published 2014 Published 2009 Published 2009 To be published March 2013 To be Published 2016
A11 Energy - Study 1 A11 Energy - Study 2 Thetford Transport Study – Initial Thetford Transport Study – Stage 2 Detailed Attleborough Smarter Choices Study Attleborough Link Road Study Attleborough Town Centre Transport Study	Published November 2008 Published May 2010 Published December 2008 Published June 2010 To be Published May 2013 To be Published May 2013 To be Published May 2013

3. Transitional Arrangements

- 3.1 The current LDDs that make up the LDF provide the planning policy framework for Breckland at the local level. In due course they will be replaced by the Local Plan. Until that time, the existing statutory planning policy framework includes:
- National Planning Policy Framework (NPPF)
 - Core Strategy and Development Control Policies DPD (2009)
 - Site Specific Policies and Proposals DPD (2012)
 - Thetford Area Action Plan (2012)
 - Saved Policies of the Breckland District Local Plan 1999
 - Norfolk Minerals and Waste Core Strategies (2011)
 - Saved Policies of the Norfolk Minerals and Waste Local Plans
- 3.2 It should be noted that there will be changes in this framework during the three years that this LDS covers, notably, that the Norfolk Minerals and Waste Site Allocations DPD will be finalised and adopted. Significantly, the East of England Plan (the Regional Strategy for the East of England) was formally revoked by the Government on 3rd January 2013.
- 3.3 The Council's suite of LDDs remains adopted until they are replaced by the Local Plan. There are four policies from the previous plan (1999) that remain saved by virtue of their inclusion within the adopted Core Strategy DPD, Site Specific Policies and Proposals DPD and the Thetford Area Action Plan DPD. The Thetford Area Action Plan was adopted post-adoption of the NPPF and as such, is fully in conformity with this document and benefits from full weight in the planning process. The Core Strategy and Site Specific Policies and Proposals DPDs were adopted prior to the publication of the NPPF and as such, are afforded due weight depending on their level of conformity. Therefore the priority will be to produce a new single Local Plan to replace the Core Strategy and Development Control Policies, Sites Specifics and TAAP and to provide an up to date planning framework for Attleborough.
- 3.4 The Council is required to produce a schedule with each LDD stating which part(s) of the 'saved' planning policy framework it replaces. Appendix B details the policies from the adopted Local Plan (1999) that have been "saved" by the adoption of the Core Strategy and Development Control Policies DPD in December 2009.

4. Resources

- 4.1 The preparation of the Local Plan will be overseen by a working group of the Council's Cabinet. This will report to Cabinet and then to the full Council as appropriate. The working group, which meets in public, will consider drafts of documents and make recommendations. Revised drafts of any document will be agreed for consultation through the Council's Cabinet and through meetings of The Council.
- 4.2 On 30th June 2009 Breckland Council transferred its planning service to Capita Symonds as a 15 year contract which will cover both the development management and planning policy functions of the Council. Capita Symonds is contracted to deliver the Planning Policy services to Breckland Council in accordance with milestones agreed with the Council on an annual basis, as part of an on going Contract Review process. The contractual milestones for Capita Symonds in 2013/14 will be synchronised with those contained in this LDS. Since Breckland's Planning Policy team was transferred to Capita Symonds, the Local Planning Authority function now rests with the Council's own joint Planning Manager and Deputy Planning Manager who also fulfill the role of client Officers.

- 4.3 The day-to-day preparation of the Local Plan will be the responsibility of Capita Symonds Planning Policy Team in Breckland. This team currently consists of five full-time planning officers, three of whom are qualified planners. The team is part of a wider planning office at Breckland. The Planning Policy Team Leader and Director of Planning and Business Manager, in partnership with the Council will be responsible for the overall management of the Local Plan programme. As part of this wider team, there is administrative and technical support available to the Planning Policy Team.
- 4.4 Budgetary provision for the preparation of the Local Plan will be established over a 3-year cycle. Breckland Council retains budgetary responsibility for financing the work needed to prepare a sound Local Plan.

5. Risks

- 5.1 Producing a Local Plan document within a set timetable is not without risk. A number of risks to delivery against the milestones have been identified and are set out below. As far as is practicable these risks have been taken into account in producing the timetable. However, it is recognised that there are risks that, should they come to fruition, are insurmountable e.g. further significant changes to the planning system at national level or a significant piece of case-law that indicates that a particular approach should be followed.

1. Staff Resources

In common with many rural planning authorities, the planning policy team at Breckland is relatively small. Staff turnover, the national lack of qualified planners and increasing need for staff to specialise all pose medium risks to the timetable if one or more members of the team were to leave the team during the next three years. The loss of staff with significant local knowledge may take time to replace. Therefore, staff retention and replacement are priorities for the service and this aspect will be managed to ensure that the timetable for the Local Plan is not put at risk. As the Council's planning service is now delivered by Capita Symonds, there is scope to use resources elsewhere within the company to minimise this element of risk should it arise.

2. Changes to National Planning Policy

Further changes to National Planning Policy could give rise to a need to review or amend the timetable. The previous planning system was amended on several occasions which altered the formal stages of document preparation. The current system is less tightly regulated than its predecessor and as such should limit the potential for the need for further amendment. However, as with any new system, there may be outcomes from other 'front-runners' that may need to be taken into account as part of the preparation of the Local Plan.

3. Habitats Regulations Assessment

Planning documents which may affect European sites are required to undergo an assessment to ensure that they do not result in adverse effect on those sites. The previous planning system included an assessment made at the Regional level which deferred further work on the potential impacts of growth in Breckland on European Habitats to the local level (i.e. the Core Strategy and other LDDs). The abolition of the East of England Plan, has resulted in greater freedom to plan in the area, but with less certainty as to the potential effects of the scale of growth and growth distribution. Initial Habitats Regulations Assessment work prepared for the previous Preferred Options Core Strategy (December 2007) concluded that an adverse impact on European Habitats arising from the location of proposed development could not be ruled out and that additional research was required. A significant volume of work has been commissioned by Breckland in support of the Core Strategy and its accompanying Habitats Regulations Assessment, much of which is likely remain relevant to the Local Plan. The proximity of significant areas of European habitats (Breckland Special Protection Area), particularly close to three of the five sustainable

market towns in Breckland (including Thetford) is of particular concern and reduces the spatial options for accommodating growth if the result of Habitats Regulations Assessment concludes that an adverse impact will arise from the spatial strategy. The risk may be able to be resolved through mitigation but ultimately the conclusions of a Habitats Regulations Assessment could be a fatal 'showstopper' and in this scenario, the Council would be required to demonstrate how the plan could avoid or mitigate any adverse effects.

4. Duty to Cooperate

The Duty to Cooperate is a significant change to the way plans are prepared and considered at the local level which requires continuous engagement with partners to demonstrate compliance. The Duty to Cooperate is a legal test, and as such, subject to Judicial review. Under previous planning systems, many of the discussions on strategic planning matters which may affect local authorities and partners were conducted as part of the Regional Plan process, and prior to that by the County Structure Plan process. Decisions and conclusions on those strategic discussions were ultimately resolved through Examinations in Public (EiPs) on such Regional or Structure Plans.

The new Duty to Cooperate formalises and devolves these requirements down to local authorities who are preparing plans. This has the potential to significantly increase the burden on plan production, but also presents a risk where there is no formal mechanism for agreement between parties.

There may also be an additional risk to plan production where the Council may need the support of a neighbouring authority or another partner to deliver its full range of needs under the Duty where that partner may not agree with the proposal.

5. Changes to Administration

The period for preparing a Local Plan will be within two administrations of Breckland Council given the District elections in May 2015. Elections can represent a time of change, in terms of very local priorities at the Ward level as well as the strategic direction of the authority. Breckland Council has benefitted from a long period of administrative stability but nonetheless it is important that early consensus is developed around the initial version of the Local Plan and that any risk around a change in administration is managed. This Local Development Scheme provides an opportunity to do this by setting out early milestones for consulting on the quantity and location of development in Breckland.

Appendix A - Profiles of Development Plan Documents

District Wide Local Plan

What is the Purpose of the Document and who will Prepare It?	<p>The Local Plan is a single document produced by Breckland Council. Together with the Council's Sustainable Community Strategy it will set out the strategic vision for growth and development Breckland to 2031. The Local Plan will provide clear objectives for development and protection of the environment together with a set of key policies and site allocations against which all planning applications will be determined.</p> <p>The plan will provide a framework for the delivery of growth in key locations across the District, including Attleborough and Snetterton Heath. The delivery of major infrastructure to support the scale of growth is of key importance and the local plan will unlock the surmountable constraints to delivering growth.</p>
What geographical area does the document cover?	The Local Plan will apply to the whole District of Breckland.
Resources Available	This document will be principally prepared by the Capita Symonds Planning Policy Team (5 posts), with assistance from Development Management (1 post). The Planning Policy Team work in partnership with Breckland Council with inputs from a number of other service areas across the authority. These include Planning Management, Housing Services, Economic Development and Environmental Services. Breckland Council will look for external contributions from Norfolk County Council as the local transport authority SUDS approval body, and education authority and other statutory consultees in preparing this document. The costs of preparation, public participation and the examination have been accounted for in the Council's budgets on a rolling basis.
Status	The Local Plan is a Development Plan Document. It will be subject to public participation and independent Examination in Public (EiP). It will also be prepared with a Sustainability Appraisal, an SEA and Habitats Regulations Assessment.
Conformity with other required Plans or Strategies	The contents of this DPD will be in conformity with the National Planning Policy Framework. The Local Plan will also be informed by evidence base along with SA and HRA. It will also be prepared in accordance with the Council's SCI.
Stakeholder Involvement	<p>There will be three ways in which people will be able to participate in the preparation of this DPD:</p> <p>(1) When preparing the consultation on the scope and contents of a Local Plan, the Council will liaise with community groups, parish councils, statutory consultees and other stakeholders</p> <p>(2) There will be widespread public participation on a draft Local Plan over a 6 week period. Comments received at this stage will shape the content of the proposed submission document.</p> <p>(3) Before the DPD is formally submitted there will be a further 6 week period of publication prior to the plan being submitted for Examination in Public. Comments received at this stage will be considered at an independent Examination in Public (EiP).</p>
<p>Milestones</p> <p>Preparation</p> <p>Consultation on Scope of Local Plan</p> <p>Draft Local Plan consultation</p> <p>Publication</p> <p>Submission</p> <p>Pre Examination Meeting</p> <p>Examination</p> <p>Inspectors Report</p> <p>Adoption</p>	<p>Ongoing from January 2013 – November 2015</p> <p>April – May 2014</p> <p>June - July 2015</p> <p>November - December 2015</p> <p>February 2016</p> <p>March 2016</p> <p>April 2016</p> <p>ETA mid 2016</p> <p>ETA Autumn 2016</p>
How will the document be	Preparation of the document will be monitored on an annual basis through

reviewed?	the Annual Monitoring Report. The document will be formally reviewed approximately once every 3 years.
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APPENDIX B – Framework for saving the adopted Local Development Framework

The Breckland District Local Plan was adopted in 1999. In 2007, Breckland Council made representations to the Secretary of State to save a number of policies from the adopted Breckland District Local Plan (1999) beyond the transition period from the implementation of the Planning and Compulsory Purchase Act (2004).

The adoption of the Core Strategy and Development Control Policies DPD (2009) continued to save a small number of policies from the District Local Plan. The adoption of the Sites Specific Policies and Proposals DPD (January 2012) has superseded a further number of these remaining policies from the Breckland District Local Plan as indicated in Appendix C of that document. The adoption of the Thetford Area Action Plan DPD (July 2012) has superseded one of the policies – namely E1. E2 remains in place. Appendix E of the Adopted DPD refers to saved policies. As such, the following policies remain saved until these are replaced by those contained within remaining DPDs (Attleborough and Snetterton Heath Area Action Plan):

- **Attleborough (002)9 - E3**
- **Attleborough (002)12 - OS6**
- **Snetterton (087)1 – Snetterton Motor Racing Circuit**
- **Thetford (099)1 - E2**

Norfolk Structure Plan Policies

As part of the preparation of the Council's current Local Development Framework, the Council did not save any of the remaining policies from the adopted Norfolk County Structure Plan.

Appendix C - Jargon-buster

- A quick guide to the terminology used in this document.....

Local Development Scheme (LDS) – a public statement setting out which Development Plan Documents will make up the Local Plan and when they will be produced.

Local Development Framework (LDF) – the name for the types of planning policy document that the Council has produced under the Planning and Compulsory Purchase Act (2004)'

Local Plan – The name for the new single type of Strategic Planning Framework that Local Authorities will prepare in their areas. The Government expects these to comprise single documents with additional documents being prepared where clearly justified.

Local Development Documents (LDDs) – a general name for the main two types of planning document:

- (1) **Development Plan Documents (DPDs)** – these are the statutory planning documents that the Council must produce under the legislation and include:
A **Core Strategy** (sets out the general principles of where and when development will be acceptable); **Site specific policies** for major developments; and A **Proposals Map** (a set of maps illustrating where policies and proposals apply). All these documents will be subject of community consultation and to independent testing by a Government appointed Inspector. The Local Plan will also be a DPD.
- (2) **Supplementary Planning Documents (SPDs)** – documents that will provide additional and supporting detail for policies and proposals, where necessary. Whilst the community will be consulted on their content, these documents will not be subject to independent scrutiny.

Statement of Community Involvement (SCI) – this is a document produced by the Council setting out how the community and everyone with an interest in the planning system will be consulted

Strategic Environmental Assessment (SEA) – an assessment of the environmental effects of a draft plan or programme, which is open to public consultation.

Sustainability Appraisal (SA) – to identify and evaluate what the effects of the strategy or plan are likely to be on social, environmental and economic conditions of the strategy or plan area.

Annual Monitoring Report (AMR) – a publicly available report produced by the Council to show progress on producing its LDF.

*If you are interested in the new planning system and would like to find out more about the Government's proposals – details can be found on the Communities and Local Government website at: **www.communities.gov.uk***

Breckland Council
Elizabeth House,
Walpole Loke,
Dereham,
NORFOLK
NR19 1EE
Telephone (01362) 656870

www.breckland.gov.uk