



# Breckland

COUNCIL

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Date: 29 November 2022

Dear Mr McClean

## **Breckland Local Plan Partial Update (Policy INF 03) – Submission**

I am pleased to enclose the Submission Breckland Local Plan Partial Update along with the accompanying evidence base and other documents.

The Partial Update is not that which the District Council originally intended when the current Local Plan was adopted in November 2019. However, a number of unforeseen changes in circumstances since that time has required the Council to take a different course of action. These changes in circumstances relate not only to local matters but also to national factors as well. These are explained in more detail in the Topic Paper that has been prepared as part of the Submission. The Topic Paper also outlines how the Council is continuing to Plan for the future needs of the District through a Full Update of the Plan that is being progressed in parallel to the Partial update.

The Regulation 18 consultation attracted 17 responses and the Regulation 19 consultation attracted 18 responses. Copies of all of these are included in the documents submitted alongside the Partial update. As a consequence of the Council adding a new Regulation 19 consultation period to that originally agreed and consequently turning the first Regulation 19 Consultation period to a Regulation 18, it was agreed that responses made to both consultations would be made available to the Inspector for consideration at Examination so as not to prejudice any respondents.

A number of these suggested amendments to Policy INF 03. The Council is not, at this stage, convinced that changes are necessary to make the Plan sound for the reasons set out in the Council's response to the various representations.

The delivery of housing is a key aspect of the Local Plan and is one of the issues raised in Policy INF 03. The Council has had an excellent track record in terms of planning positively. Although it is accepted that there was significant under delivery of housing in the early years of the Plan (2011 – 2015/16) it is important to note that in the 7 years

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since, there have been 4,516 completions compared to a target of 4,284 dwelling target (612 dpa). The Council has also responded positively to planning applications for new housing with extant planning permissions for: 11,863 dwellings on major sites (including 2 sustainable urban extensions) and 720 dwellings on minor sites at March 2022. The Council is keen to continue this positive approach but it is important that it has a Local Plan that can provide the guidance necessary for developers, landowners and residents so as to do so in a consistent manner that retains the confidence of our local communities. The Council could not countenance key aspects of the Local Plan becoming out of date for reasons beyond its control and so took the decision it did to have twin track reviews.

### **Anticipated duration of the Examination**

In view of the fact that only one policy is being changed and the relatively limited numbers of responses to the consultations the Council does not anticipate an overly long programme of Hearings. Subject to the appointed Inspector's views it is suggested that 2 – 3 days should be sufficient.

The Council has a preferred venue which is:

Breckland Council  
Elizabeth House  
Walpole Loke  
Dereham  
Norfolk  
NR19 1EE

In terms of a preferred date for the opening of any Hearing, bearing in mind the need for 6 weeks to advertise such Hearings as well as the Easter Break in early April and local elections in May 2023, we would suggest late January / February as a suitable timeframe subject to the Inspector's availability.


The Council is in the process of appointing a Programme Officer and details will be forwarded as soon as they are available.

I look forward to hearing from you at your earliest convenience, with confirmation of the appointment of an Inspector and an indicative timetable for the Examination. I have appended to this letter a list of the submitted documents and supporting documents for ease of reference.

For the avoidance of doubt no changes are proposed in respect of the Policies Map as a result of this Partial Update and so this is not included in the consultation documents.

The Council requests that the appointed Inspector recommend modifications to the Council in the event that the Inspector considers that modifications are necessary to make the Plan sound.

Yours Sincerely



Rob Walker  
Deputy Chief Executive

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**The examination library** contains a list of documents submitted for examination and background documents that have informed the production of the Local Plan. It also contains documents relating to the examination and will be updated as the examination progresses.

Reference	Title	Publication Date	Date Submitted
<b>Submission Documents</b>			
LPR/PU/SUB/001	Partial Update: Consultation Document	September 2022	November 2022
LPR/PU/SUB/002	Partial Update: Topic Paper	September 2022	November 2022
LPR/PU/SUB/003	Partial Update: Consultation Statement	November 2022	November 2022
LPR/PU/SUB/004	Partial Update Submission Letter	November 2022	November 2022
LPR/PU/SUB/005	Local Development Scheme	September 2022	November 2022
LPR/PU/SUB/006	Integrated Assessment: Scoping Report	July 2022	November 2022
LPR/PU/SUB/007	Integrated Assessment: Final Report	November 2022	November 2022
LPR/PU/SUB/008	Statement of Community Involvement	July 2022	November 2022
LPR/PU/SUB/009	Regulation 18 summary of representations and Council response	September 2022	November 2022
LPR/PU/SUB/010	Regulation 19 summary of representations and Council response	November 2022	November 2022
<b>Supporting Documents (Breckland)</b>			
LPR/PU/SD/001	Breckland Local Plan Inspector's Report	October 2019	November 2022
LPR/PU/SD/002	Breckland Local Plan Main Modifications	October 2019	November 2022
LPR/PU/SD/003	Breckland Local Plan (Adopted)	November 2019	November 2022
LPR/PU/SD/004	Minutes of the Norfolk Strategic Planning Forum	October 2020	November 2022
LPR/PU/SD/005	Letter from Natural England (March 2022)	March 2022	November 2022
LPR/PU/SD/006	Map showing affected Nutrient Neutrality areas in Breckland (Broads)	2022	November 2022
LPR/PU/SD/007	Map showing affected Nutrient Neutrality areas in Breckland (Wensum)	2022	November 2022
LPR/PU/SD/008	5 Year Housing Land Supply Report 2022	July 2022	November 2022
LPR/PU/SD/009	Letter from Secretary of State requesting additional information on the proposed A47 dualling	June 2022	November 2022
LPR/PU/SD/010	A47 dualling Development Consent Order	August 2022	November 2022
<b>Cabinet Reports</b>			
LPR/PU/C/001	Cabinet: June 2020	June 2020	November 2022

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Reference	Title	Publication Date	Date Submitted
LPR/PU/C/002	Cabinet September 2021	September 2021	November 2022
LPR/PU/C/003	Cabinet November 2021	November 2021	November 2022
LPR/PU/C/004	Cabinet July 2022	July 2022	November 2022
LPR/PU/C/005	Cabinet September 2022	September 2022	November 2022
LPR/PU/C/006	Cabinet November 2022	November 2022	November 2022
<b>National Policies and Statements</b>			
LPR/PU/NP/001	Technical consultation on updates to national planning policy and guidance (October 2018)	October 2018	November 2022
LPR/PU/SD/002	Letter from Chief Planning Officer to Local Planning Authorities:	March 2020	November 2022
LPR/PU/NP/003	Planning for the Future White Paper	August 2020	November 2022
LPR/PU/NP/004	Changes to the current planning system Consultation on changes to planning policy and regulations'	August 2020	November 2022
LPR/PU/NP/005	Letter from Chief Planning Officer to Local Planning Authorities	October 2020	November 2022
LPR/PU/NP/006	Ministerial Statement: Housing numbers	December 2020	November 2022
LPR/PU/NP/007	Ministerial Statement: First Homes	May 2021	November 2022
LPR/PU/SD/008	Lisa Smith and - the secretary of state for housing, communities & local government (High Court)	June 2021	November 2022
LPR/PU/NP/009	National Planning Policy Framework	July 2021	November 2022
LPR/PU/SD/010	Letter from Chief Planner	March 2022	November 2022
LPR/PU/NP/011	Accessible homes	July 2022	November 2022
LPR/PU/SD/012	Lisa Smith and - the secretary of state for housing, communities & local government (Court of Appeal)	October 2022	November 2022
<b>Regulation 18 consultation responses</b>			
LPR/PU/18/001	Anglian Water	September 2022	November 2022
LPR/PU/18/002	Norfolk County Council (Lead Local Flood Authority)	September 2022	November 2022
LPR/PU/18/003	Historic England	September 2022	November 2022
LPR/PU/18/004	Water Management Authority	September 2022	November 2022
LPR/PU/18/005	Norfolk County Council (Historic Environment)	September 2022	November 2022
LPR/PU/18/006	Natural England	September 2022	November 2022
LPR/PU/18/007	Norfolk County Council (Community and Environment)	September 2022	November 2022

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Reference	Title	Publication Date	Date Submitted
LPR/PU/18/008	Gladman	September 2022	November 2022
LPR/PU/18/009	Snetterton Parish Council	September 2022	November 2022
LPR/PU/18/010	ARP Planning	September 2022	November 2022
LPR/PU/18/011	Rosconn Strategic Land	September 2022	November 2022
LPR/PU/18/012	Homebuilders Federation	September 2022	November 2022
LPR/PU/18/013	Highways England	September 2022	November 2022
LPR/PU/18/014	Savills (Pigeon)	September 2022	November 2022
LPR/PU/18/015	Turley	September 2022	November 2022
LPR/PU/18/016	Kilvert Family	September 2022	November 2022
LPR/PU/18/017	Rocklands Parish Council	September 2022	November 2022
<b>Regulation 19 consultation responses</b>			
LPR/PU/19/001	Barton Willmore	November 2022	November 2022
LPR/PU/19/002	Sport England	November 2022	November 2022
LPR/PU/19/003	Fisher German	November 2022	November 2022
LPR/PU/19/004	Norfolk County Council	November 2022	November 2022
LPR/PU/19/005	Saham Toney Neighbourhood Plan Working Group	November 2022	November 2022
LPR/PU/19/006	Individual	November 2022	November 2022
LPR/PU/19/007	Individual	November 2022	November 2022
LPR/PU/19/008	Individual	November 2022	November 2022
LPR/PU/19/009	Environment Agency	November 2022	November 2022
LPR/PU/19/010	Natural England	November 2022	November 2022
LPR/PU/19/011	Water Management Alliance	November 2022	November 2022
LPR/PU/19/012	Historic England	November 2022	November 2022
LPR/PU/19/013	Gladman	November 2022	November 2022
LPR/PU/19/014	Savills	November 2022	November 2022
LPR/PU/19/015	South Norfolk District Council	November 2022	November 2022
LPR/PU/19/016	Broadland District Council	November 2022	November 2022
LPR/PU/19/017	Armstrong Rigg	November 2022	November 2022

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<b>Reference</b>	<b>Title</b>	<b>Publication Date</b>	<b>Date Submitted</b>
LPR/PU/19/018	Rosconn	November 2022	November 2022

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