

BRECKLAND DISTRICT COUNCIL

Report of: Cllr Paul Claussen, Executive Member for Planning

To: Cabinet – 1 June 2020

Author: Andrew D’Arcy, Planning Policy Manager

Subject: Breckland Local Plan Review (Local Development Scheme)

Purpose: To secure formal member approval to adopt the Breckland Local Plan Review (Local Development Scheme)

That Cabinet:

1. **RESOLVES** to undertake a full Review of the Breckland Local Plan by November 2024
2. **APPROVES** the adoption of the Local Development Scheme which is to have effect from 1 June 2020
3. **DELEGATES** authority to the Executive Director (Place) following consultation with the Executive Member for Planning to make and approve any final changes to the wording and content of the Local Development Scheme, and to publish the Local Development Scheme on the Councils website.
4. **DELEGATES** authority to the Executive Director (Place) following consultation with the Executive Member for Planning to approve any minor changes to the timelines of the production of documents in Local Development Scheme as required by the process during the period 2020-2024.
5. **FOLLOWING** a recommendation of the Local Plan Working Group that the Leader of the Council sends a letter to the Ministry of Housing, Communities and Local Government expressing concerns on the short time scales allowed for the review of the Local Plan exacerbated by the restrictions in place as a result of the Covid-19 pandemic

1 BACKGROUND

- 1.1 Maintaining an up to date Local Plan is a statutory requirement and will help the Council meet its strategic priorities. The Local Plan forms part of the development plan and enables the Council to provide the needs of the community, enhancing the rural and urban economy and protecting the district’s natural environment. The Local Plan provides a framework for development in the District to seek to ensure that Breckland’s growth is sustainable and meets the needs of the existing and future populations. The plan allocates land for housing and employment growth, defines policies that will be used to shape the type of growth in the district, and sets out how the council wishes to see the district develop in spatial form over the next 16 years.
- 1.2 Local planning authorities are required to prepare and maintain a Local Development Scheme (LDS) under Section 15 of the Planning and Compulsory Purchase Act 2004, as amended by the Localism Act 2011 and the Housing and Planning Act 2016.
- 1.3 This report seeks approval for the updated LDS for 2020-2024. Preparation of the Local Plan Review began in 2020 and will be the subject of a series of public consultations.

2. CONTEXT

- 2.1 The existing Local Plan was adopted in November 2019. One of the policies in the Plan (INF03) requires an immediate review of the Plan with regard to: Policy HOU 01 'Development Requirements'; Policy HOU 08 'Gypsies and Travellers'; Policy HOU 10 'Technical Design Standards for New Homes'; and Policy EC 01 'Economic Development'

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Policy INF 03: Local Plan Policy Review

The Council will undertake an immediate partial review of the Plan, with regard to the following matters

- **Policy HOU 01 Development Requirements (minimum): To consider housing need and the subsequent strategy for meeting the identified need.**
- **Policy HOU 08 Gypsy and Travellers: To consider the needs of non travelling gypsy and travellers and identify suitable provision to meet such a need.**
- **Policy HOU 10 Technical Design Standards for New Homes: To consider the accessibility of homes standards.**
- **Policy EC 01 Economic Development: To consider the effect of the dualling of the A47 on the Plan's economic strategy.**

The partial review of the Plan will be submitted for examination 3 years after the date of adoption of this Plan or by November 2022, whichever is soonest. In the event that the review is not submitted for examination by this time, then the Council's policies that relate to the supply of housing, economic development and gypsy and travellers will be deemed to be out-of-date.

- 2.2 In its White Paper 'Planning for the Future (March 2020) the Government signalled its intention for all local authorities to have an up-to-date local plan by December 2023. The Inspector states that if the Council does not submit a review of the Plan covering those elements set out in the Policy by November 2022 then policies relating to the supply of housing, economic development and gypsy and travellers will be deemed to be out of date. The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) introduced a statutory requirement, under Regulation 10A, that from 6 April 2018 Local Planning Authorities (LPAs) must review their Local Plan within five years of the date of adoption.
- 2.3 Just because a plan is older than 5 years does not mean that the whole plan is automatically out of date. Certain kinds of policies are, by their nature, more likely to avoid being considered out-of-date notwithstanding the fact that a plan period has expired. Examples include those relating to design and environmental policies. Whilst the passage of time is relevant to a policy being considered out-of-date, the real question is whether the passage of time has resulted in a change of circumstances such that the policy is no longer consistent with the NPPF or delivering results on the ground. Both are a matter of planning judgment. It is therefore important to note that although the policies relating to the topics highlighted by the Inspector in Policy INF03 will be deemed to be out of date the remainder of the policies in the Plan that are judged to be consistent with the prevalent national policy at the time will remain up to date and that the exercise required by the NPPF is not one which is dictated simply by the passage of time, but rather an assessment of consistency of the Framework, and the factual circumstances in which the policy is being applied
- 2.4 There are some options available to the Council in terms of the scope and timescales

for the review and these are discussed in this Report. These were discussed at informal meetings of the Local Plan Working Group held on 2 March and May 14 2020 and the recommendations of that Group are reflected in this Report. The government will prepare to intervene where local authorities fail to meet the deadline in accordance with the existing statutory powers, considering appropriate action on a case by case basis.

2.5 In essence the options are:

- Submit a 'Partial Review' by November 2022 (and meet the deadline set in INF03);
- Submit a 'Full Review' by November 2022 (and meet the deadline set in INF03);
- Complete a 'Full Review' by November 2024 (and miss the November 2022 deadline);
- Commence a 'Full Review' with a target date of adoption by November 2024; and, concurrently, incorporate, as a sub-set, the Local Plan Policy INF 03 policies review for submission by November 2022.
- Submit a 'Partial Review' by November 2022, and to then consecutively, undertake the 'Full Review' by November 2024;
- Submit an updated Plan by November 2022, and to then undertake a 'Full Review' within 5 years from the adoption of the updated Plan.

3. KEY RISKS AND ISSUES

3.1 In considering these options there are some key risks and issues involved in preparing the new Local Plan. Some risks are within the 'control' of the Council but others are not. These could affect the timetable to a greater or lesser extent. The key risks and issues are as follows:

Securing a timely housing requirement and completion of subsequent Strategic Housing Market Assessment

- 3.2 The current Local Plan included a locally derived housing target based on evidence from the Central Norfolk Strategic Housing Market Assessment. In February 2019, the Government adopted and rolled out a new 'standard method' for calculating the minimum housing need for every local authority in the UK. The main reasons for this change was to seek to ensure that the national target of delivering 300,000 houses per year was achieved and to simplify and rationalise the approach towards determining housing need for local areas.
- 3.3 The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply.
- 3.4 The National Planning Policy Framework expects strategic policy-making authorities to follow the standard method in this guidance for assessing local housing need.
- 3.5 The 2014 based requirement for Breckland was 681 dwellings per annum. The more recent 2016 based figure rose to 770 dwellings per annum. However, the standard methodology, based on the 2016 household projection figures, showed that overall need in England was significantly lower, at 212,000, than the Government's stated desire to provide 300,000 new houses every year. As a consequence, the Government has committed to revise the standard method as follows:

In the short-term, the 2014 data will provide the demographic baseline for assessment of local housing need; otherwise, the current method remains unaltered. In the long-term, a review of the formula will be undertaken to identify a new method, to be completed prior to release of the 2018-based household projections in 2020.

- 3.6 The Government remains committed to delivering 300,000 new houses each year, it is therefore possible that the review could result in a higher housing figure for Breckland than that set out under the 2014 base. It is therefore very important to note that this 681 figure may change as the review of the Plan progresses and this could have implications for the evidence base underpinning the Plan, the consequent development strategy, including the numbers of new housing allocations that may be required.
- 3.7 It is not yet known what the implications will be on the housing requirement for Breckland or when the review, and new figure, will be completed.

Agreeing a viable and deliverable Development Strategy with appropriate Council and community that accommodates any new housing requirement and that also delivers a 5 year housing land supply

- 3.8 The extended Plan period (to 2041) and likely increase in the annual housing need figure will require the new Plan to make additional allocations for both housing and employment uses. In addition the National Planning Policy Framework (2019) requires plans to allocate smaller sites.
- 3.9 The Council will need to consider, agree upon and consult on an appropriate development strategy covering both the urban and rural areas.

Changes to national Planning Policy / Planning White Paper (uncertain as to when and implications) and new considerations for the Plan

- 3.10 The Government is proposing reforms to the planning system in 2020. This was heralded in Planning for the Future (March 2020) that sets out the Government's plans for housing and planning following the announcements in the 2020 Budget. It is unclear as to when these reforms will be published, what implications they will have for the preparation of local plans, and what, if any, transitional arrangements may be put in place. A further consideration that the Government may consider is the planning implications of the recent Covid-19 outbreak and how these may be brought forward into plan making.
- 3.11 For example, the Government / Council could consider:
- revising its current policy of centralising the location of development to the most sustainable locations as the decentralisation of services and reducing density could be a way to combat disease spread;
 - requiring plans to leave small parcels of land available, in case temporary medical facilities are required in the future
 - promoting more local food production through the greater provision of allotments and protection of agricultural land;
 - enabling greater flexibility for town centre uses (as online shopping further increases) and for shops or cafes to reopen as "touch down" space or to broaden the range of services on offer;
 - further increases in permitted development rights to demolish office and industrial buildings for new residential blocks. These could be introduced to help rebuild the economy;
 - changes to the design of new housing to include studies and family workspaces as well as an increase in residential extensions and curtilage buildings to be used as garden offices;
 - revisions to the delivery of strategic infrastructure due to any significant reduction in both road and rail travel;
 - Whether there will be a relaxation in permitted development rights for masts and technology to enable faster deployment to assist in remote working
- 3.12 Further changes to National Planning Policy, including some or all of the above, could give rise to a need for amended or additional evidence that could affect the timetable.

The previous planning system was amended on several occasions which altered the formal stages of document preparation.

Duty to Co-operate / securing statements of common ground with key external stakeholders in developing the Plan (Utilities / NCC /Statutory consultees)

- 3.13 The Council is reliant on close dialogue and co-operation with and from key stakeholders. Timely discussions and agreement with these organisations cannot be guaranteed and responses could result in a need for revisions to the development strategy.

5 Year Housing Land Supply

- 3.14 As set out previously Policy INF 03 of the adopted Plan sets out the minimum requirements for a Review. The Policy also states that the new Plan should be submitted for examination by November 2022. In the event that the review is not submitted for examination by this time, then the Council's policies that relate to the supply of housing, economic development and gypsy and travelers will be deemed to be out-of-date. It is therefore critical to note that if the Review is not submitted by November 2022 then these policies would be deemed to be out of date irrespective of whether the Council can demonstrate a 5 year supply of housing land or not. If the Council can demonstrate a robust 5 year housing land supply and have submitted the Review by November 2022 then the current housing requirement of 612 dwellings p/a would remain in place through to adoption (assuming the 5 year housing land supply was retained).

- 3.15 If the Council does not submit the review in accordance with Policy INF 03, or is unable to demonstrate a 5 year supply of housing land then para 11(d) of the NPPF will apply. That refers to the 'tilted balance' which is applied when *'the policies which are most important for determining the application are out of date'*

- 3.16 Paragraph 11(d) of the NPPF sets out that policies "which are most important for determining the application" are out-of-date when the local planning authority cannot demonstrate a five year supply of deliverable housing sites (otherwise referred to as 'the tilted balance').

"11. Plans and decisions should apply a presumption in favour of sustainable development.

[...]

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies [the first trigger], or the policies which are most important for determining the application are out-of-date [the second trigger]⁷, granting permission unless:

the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶;

or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole"

[footnotes not included in quote].

- 3.17 It does not follow automatically that just because one of the policies for determining an application is out of date, the tilted balance must be applied and permission granted. The NPPF does not specifically determine whether the titled balance applies when 'one of' or 'any of' the most important policies are out of date. The Local Planning Authority must form an overall judgement about the most important policies and whether or not, taken as a whole, these policies are to be regarded as out-of-date for the purpose of making a decision. If they were out-of-date, then the 'tilted balance' or presumption in favour of development would be triggered.

- 3.18 Therefore, the 'tilted balance' or presumption in favour can only be triggered when policies are considered collectively to be out-of-date.

Staff Resources and Project Management

- 3.19 Breckland Council has strong corporate commitment to the adoption of a new Local Plan, and the importance of this work is recognised and supported across the authority. The Plan will be produced by the Council's Planning Service, with the work being led by the Planning Policy team. The service is supported by the specialist technical skills and knowledge of other teams, including Housing, Environmental Protection and Regeneration. 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. 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 delivered by Capita, there is potential scope to use resources elsewhere within the company to minimise this element of risk should it arise.
- 3.20 The Council will seek to use its processes of community involvement and engagement and its Duty to Cooperate activities and organisations to help inform and develop the plan, making effective use of intelligence and resources. This will include the preparation of Statements of Common Ground in relation to strategic cross border planning matters. Officers will hold early discussions with neighbouring local planning authorities and other statutory organisations regarding the preparation of Statements of Common Ground. The plan will be supported by a comprehensive evidence base, including housing, employment, retail, transport, heritage, infrastructure, viability and the natural environment.
- 3.21 The Council has established management and reporting structures to support the delivery of the local plan, including the use of briefings and reporting to senior managers and members throughout the plan preparation process. Risk management is integral to reporting and monitoring. The Planning Service regularly reviews work streams on the local plan, to take account of new legislation and significant changes in the local context. There is a dedicated member working group supporting the production of the local plan.
- 3.22 There will be a significant financial commitment required to complete the review of the Plan including an updated sustainability appraisal and evidence base, preparation of documents and a future examination. The Council will need to commit to this expenditure in order for the Plan to be prepared in a timely manner.

Other issues

- 3.23 Whilst the existing Local Plan is recently adopted there are a number of areas where a review is both necessary and desirable. Central to these will be the need to consider a revised development strategy based on the new standardised housing number. The principal focus should be on place making for our communities to ensure that development and associated infrastructure is delivered through a plan led approach which ensures development of the right quality, in the right place, to meet identified needs of communities at the right time. It is considered that in addition to the areas required as part of the Review set out above, there should be a much stronger focus on the environment and in particular climate change.
- 3.24 The current pandemic could affect the Council's ability to produce an effective Plan and is also likely to affect the delivery of development and in particular that of new housing either as a consequence of lack of construction activity and/or a more general economic downturn. House builders will only build new housing that there is a market for. This could, in turn, have a negative impact on a council's ability to demonstrate a 5 year supply of housing. There are a number of questions currently being raised with central

government including:

- Whether there is a need for a change in legislation around preparing local plans, in particular extending the period required to complete work, especially if public consultation is delayed or carried out using alternative methods
- Will there be flexibility on the Local Plan Review timescales due to likely future delays in preparation processes, which need to be addressed;
- Will the Government consider relaxing rules around 5-year land supply, given that so little housebuilding is going on at the moment. Delivery rates directly affect 5-year land supply and the uncertainty around how many houses will be delivered as house builders are delivering fewer homes during this time and thereafter due to the need for social distancing rules and if there is a wider economic recession;
- Will the Government ease expectations on the numbers of homes to be built this year especially as one of the constraints on the construction industry is on people being able to buy/sell properties and move to a new house

3.25 The Council will consider new and alternative ways of undertaking public consultation including greater use of social media and digital tools. This will enable it to continue with consultations, whilst meeting statutory requirements, potentially engage a wider audience who might be disenfranchised from the process, and also reach those not able to attend a traditional public consultation event.

4. CONCLUSIONS

4.1 It is clear that the Council needs to review the whole Plan within 5 years. The issue is whether the Inspector's requirements under Policy INF 03 should be considered separately (as a sub-set) in order that the timetable set by the Inspector can be met (November 2022). The partial Review (prepared as a subset to a full review) would only cover those areas raised under Policy INF03 and those pertinent parts of the NPPF. For the housing element of the Review, this would comprise:

- A call for sites exercise
- Confirmation of the housing requirement (expected September 2020)
- A viability and deliverability review of any remaining housing allocations in the Plan including Attleborough and Thetford
- 'Oven ready' allocations in towns and rural areas including small allocations These would need to be deliverable within the 5 year period from adoption to ensure a 5 year land supply is demonstrated

4.2 A Full review (prepared as a single document) would consider all the required elements and in addition would consider:

- Strategic allocation (s)
- An approach to allow for defined forms of development on sites outside boundaries including Starter homes, Specialist needs, self and custom build, entry level or single plot dwellings, residential/nursing care
- Employment allocations (Snetterton / Dereham)
- New policies on Climate Change and other areas that the Council considers important
- Full review of DM policies

4.3 Apart from the resource implications of possible options, there are also some potential legal / procedural risks that need to be addressed. In particular these relate to the approach that the Planning Inspectorate would take were a sub-set of the Plan be submitted prior to the remainder of the Plan. If this were to happen PINS would have 3 options:

- Reject the submission as the sub-set could not be examined without full knowledge of the content of the remainder of the Plan (and in particular policies that may impact on viability of sites contained in the sub-set)
- Place the submitted Plan on hold and only hold the examination once the remainder of the Plan is submitted
- Hold the examination on the submitted part

4.4 Following informal discussions with PINS the following conclusions can be drawn:

- The decision on how to proceed with an examination lies with the individual Inspector and not PINS
- PINS is not aware of any other areas where a sub-set' approach has been used
- Submitting a sub-set for examination is likely to be problematic
- An inspector is unlikely to hold a submitted Plan in abeyance until the remainder of the Plan is submitted as they are duty bound to open the examination and then could either
 - Continue with the examination
 - Suspend the examination until further evidence is completed
 - Close the examination and reject the Plan as submitted and return to the Council.

4.5 On balance, and in light of the critical risks and issues set out in this Report it is considered that it is unrealistic to aim to produce a robust Plan for submission by November 2022 and that the Council should undertake a full review of the Plan with a target date of November 2024. The advantages of this approach are:

- Council decisions will likely be better informed (appropriate evidence base and DTC likely) and if necessary consultation could take place on different options
- Public consultation could be more extensive than that required to meet the minimum required to meet statutory requirements.
- There is more robustness in the approach as critical risks are more likely to be able to be more successfully managed given the extended time period for production
- Enables the Council to consider additional strands of new policy development
- Enables full consideration to be given to all aspects of the Plan Review in a single document thereby removing any concerns that PINS may have regarding examination of a split Plan

4.6 However, it is important to note that adopting this timetable would result in the policies listed under Policy INF03 being considered out of date from November 2022 and the 'tilted balance' would apply until adoption of the new Plan. In addition, depending on the outcome of the critical risks set out in this Report and in particular any longer term effects of the Covid-19 pandemic on the ability of local planning authorities to prepare effective plans with community involvement and the state of the local economy to deliver development there is no certainty that this date will be achieved. The Local Development Scheme will be monitored and updated if necessary.

5. LOCAL DEVELOPMENT SCHEME

5.1 The LDS (Appendix 1) (2020 - 2024) reflects the timeframe for the production of the Local plan Review and supersedes the previous LDS (2018) which had been prepared to ensure that the Council had an up to date LDS for the Local Plan Examination.

5.2 This LDS (2020 - 2024) provides a formal work programme of the planning documents set to be produced during the timeframe including where necessary, reviews of adopted documents. The LDS does not include details of other planning policy documents that the Council may be involved with including any neighbourhood plans or supplementary planning documents (SPD) that once completed will form part of or complement the development plan. For example, the Council is preparing SPDs on affordable housing, design and developer contributions.

- 5.3 The LDS provides opportunities for the local community and stakeholders to be involved in preparing planning policies by setting out an indicative timetable for the preparation of each document.
- 5.4 Preparing the LDS also enables the Council to make financial provision for its plan-making role and the work that needs to be undertaken in order to deliver its statutory obligations.

6. EQUALITY AND DIVERSITY IMPLICATIONS

- 6.1 All public authorities are required by s.149 of the Equality Act 2010 (EA 2010) to have due regard to the need to (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the EA 2010; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.2 Policies, procedures and service delivery may have differential impacts on certain groups with protected characteristics, and these will be highlighted in an Equalities Impact Assessment (EqIA) screening that will be prepared as part of the preparation of the Plan. Likely differential impacts will be highlighted, and described, as some may be positive. Where likely significant adverse differential impacts are identified, consideration will be given to opportunities to reduce or mitigate this through a full equalities impact assessment.
- 6.3 In considering the Review of the Plan, the Inspector will have regard to the provisions of the 2010 Act and the Council will undertake and maintain an EqIA screening to inform the Plan.

7. REASONS FOR RECOMMENDATIONS

- 7.1 Local planning authorities are required to prepare and maintain a Local Development Scheme under Section 15 of the Planning and Compulsory Purchase Act 2004, as amended by the Localism Act 2011 and the Housing and Planning Act 2016. 4.2 The current LDS approved in 2018 does not reflect the Council's intention to review the Plan.

Other options considered:

- 7.2 The option of not publishing an up to date LDS has been rejected as the current version is out of date and does not reflect the latest time table for the preparation of the Local Plan and the legal requirement to have an up to date LDS.

8. IMPLICATIONS

- 8.1 In preparing this report, the report author has considered the likely implications of the decision - particularly in terms of Carbon Footprint / Environmental Issues; Constitutional & Legal; Contracts; Corporate Priorities; Crime & Disorder; Data Protection; Equality & Diversity/Human Rights; Financial; Health & Wellbeing; Reputation; Risk Management; Safeguarding; Staffing; stakeholders/Consultation/Timescales; Other. Where the report author considers that there may be implications under one or more of these headings, these are identified below.

Corporate Priorities

- 8.2 The Review of the Breckland Local Plan will make a positive contribution to the delivery of the Breckland Corporate Plan, namely through contributing towards the following objectives;

Your place

- To deliver substantial and continued growth as proposed through our Local Plan, in conjunction with our key partners
- Work with our partners to ensure that key infrastructure such as roads including the A47, rail links, broadband and telecommunications in the district are improved enabling us to be a location of choice
- Enable the effective planning and delivery of housing solutions to meet local needs and aspirations to ensure that our residents including veterans have access to a range of housing options in the district

Your Health and Wellbeing

Ensure that our residents are enabled to live in high quality housing no matter the tenure

- Maintain our current leisure provision but explore where we can enhance the provision of this across the district

Your Opportunity

- Develop and deliver a clear strategy for 'Invest in Breckland' with a view to supporting the growth of businesses located within the district, whilst also working proactively to attract new inward investment that can bring further prosperity to Breckland
- Work with our partners to stimulate housing and employment development in our major growth areas, with a particular focus on Thetford, Snetterton and Attleborough

Stakeholders/Consultation/Timescales

- 8.3 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. The LDS is also available to view on the Planning Policy pages of the Council's website [www.breckland.gov.uk].

Financial implications and risks:

- 8.4 There will be a significant financial commitment required to complete the review of the Plan including an updated sustainability appraisal and evidence base, preparation of documents and a future examination. The Council will need to commit to this expenditure in order for the Plan to be prepared in a timely manner.

Legal implications and risks

- 8.5 The Local Planning Authority is required pursuant to section 15 of the Planning and Compulsory Purchase Act 2004 (as amended) to prepare, revise and make a Local Development Scheme available to the public. This Duty by necessity also requires the Council to ensure that the Local Development Scheme is maintained as an up to date document, pursuant to section 15 subsection 9A of the Planning and Compulsory Purchase Act 2004 (as amended).
- 8.6 A Local Development Scheme must specify the development plan documents which when prepared, will comprise the Development Plan for the area. A Local Development Scheme, comprises the combination of strategic policies and non-strategic policies and consequently include the Local Plan. The draft Local Development Scheme the forms the appendix to this Cabinet report, correctly includes and identifies the relevant documents.
- 8.7 There is a risk that by not ensuring an up to date Local Development Scheme is published and available to the public that the Council will be found to be in breach of its statutory duties. Approval of the Local Development Scheme is recommended.

9. WARDS / COMMUNITIES AFFECTED

9.1 All

10. BACKGROUND PAPERS

10.1 None

11. LEAD CONTACT OFFICER

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12. KEY DECISION

12.1 No

13. EXEMPT DECISION

13.1 No

14. APPENDICES

Local Development Scheme (2020 – 2024)