

Documents to Expect With An Application

There'll always be:

- An application form. This will tell you who is making the application and may tell you how many houses are proposed and of what size;
- A location plan to show you where the site is and how big it is;
- A site layout plan which should show at least the planned houses, the site roads and trees on the site.

In addition you may see any or all of the following:

- A design and access statement. As a minimum this should explain the design principles; the context of the development; and how the site will be accessed from the highway;
- A planning statement. This will generally try to justify the proposed development.
- Plan and elevation drawings of the new buildings. These will give an idea of how the new buildings will look;
- A tree survey and report. This will highlight any formally protected trees and explain the measures that will be taken to protect all tree on the site during construction, and justify why some may need to be felled;
- A ecology report. This will concentrate on the impact of building on any protected species.
- A contaminated land statement. This will identify if any measures are needed to deal with previous contamination before building starts;
- A flood risk assessment. This should assess all potential types of flooding the site is at risk from, and explain how risks, if any, will be mitigated.

We won't attempt to put all the documents on our site, so in order to read them you'll need to visit the Breckland Council site as explained earlier in this guide. Open / download all those you want to read and study them, bearing in mind the advice given in the "Make Comments" section.