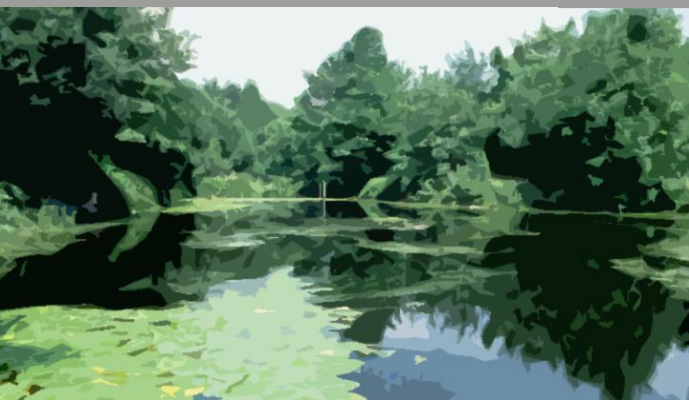




Statement of Community Involvement



December 2024



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1. Introduction

What is the Statement of Community Involvement?

- 1.1 This Statement of Community Involvement (SCI) sets out how we will involve the community in preparing and revising all local planning documents and in making decisions on planning applications. It highlights the importance of becoming involved in the planning process at an early stage. We will follow the guidelines and requirements set out in this document and will monitor and update it as necessary.

The planning system and community involvement

- 1.2 The Council must produce a Statement of Community Involvement (SCI), as required by the Planning and Compulsory Purchase Act (2004). Further details on required public consultation methods and procedures are set by the accompanying Regulations¹ to the Act as well as requirements set out by the Localism Act (2011), which includes the 'Duty to Co-operate'.
- 1.3 The SCI will guide all community involvement on planning matters in Bury, ensuring that people know when, how and for what reason they will be able to take part in plan-making and decision-making processes.
- 1.4 All sections of the community have the opportunity to be actively and continuously involved from the start of the planning process, including in the preparation of plans and decisions on planning applications. The aim is that by achieving greater community engagement throughout the planning process stakeholders and other organisations will have active involvement in identifying and addressing planning issues, and in the development of planning policies and proposals.
- 1.5 In this way it is hoped that many objections will be resolved prior to the independent examination of plans, where this is a requirement of the legislation, and prior to the determination of planning applications, and that there will be greater local understanding and ownership of development in the Borough.
- 1.6 When preparing plans and determining planning applications the Council must comply with the community engagement requirements as set out in this SCI. When a local plan is required to be submitted for independent examination, the Council will be required to show how the SCI requirements have been met.

¹ The Town and Country Planning (Local Planning) (England) Regulations 2012, as amended.

2. Community involvement in planning

2.1 The Council's Planning Division sits within the Department for Business, Growth and Infrastructure and comprises two main functions:

- **Strategic Planning** - are responsible for the preparation of statutory planning documents that will make up the Development Plan (e.g. the Local Plan and the 'Places for Everyone' Joint Plan) as well as other key non-statutory documents such as supplementary planning documents, masterplans and regeneration frameworks. The team organise and lead the consultations on draft planning documents and consider relevant consultation responses when making any amendments to the Council's final adopted documents, where appropriate. The team also inputted into the development of the 'Places for Everyone' Joint Plan, although consultations on this are led by the Greater Manchester Combined Authority (GMCA).

You can contact the Strategic Planning team by:

Phone: 0161 253 5550

Email: planning.policy@bury.gov.uk

- **Development Management** – are responsible for considering the merits of planning applications and whether they should be given permission and ensuring that the terms and conditions of a planning decision are carried out, or that development carried out without planning permission is brought under control.

You can contact the Development Management Team by:

Phone: 0161 253 5432

Email: development.control@bury.gov.uk

2.2 In terms of community involvement in planning, the Council applies a number of general principles when engaging with stakeholders in the preparation of the various planning policy documents that the Council produces and in determining planning applications. Details in relation to the preparation of the 'Places for Everyone' Joint Plan are set out separately in this report.

2.3 Wherever it is relevant, we will apply the following general principles to our planning consultations:

- We will seek views of interested and affected parties as early as possible.
- We will consult as widely as possible within the confines of staffing and financial resources.

- We will be inclusive wherever possible by providing information in an accessible format, giving advice where requested and encourage involvement from hard-to-reach groups that traditionally do not get involved in the planning process.
- We will inform people who respond to consultations of later stages, when requested.
- We will share information with you via the Council's website, social media and at dedicated Council buildings where this is appropriate and effective.

2.4 In general, we will keep you informed through a variety of methods including:

- **Letters and emails** - For environmental reasons, we encourage any communications to be made electronically and where you have provided us with an e-mail address we will generally use that means of communication rather than sending a letter in the post.
- **Website** – The internet is a popular way of communicating planning issues and making all relevant information available to individuals and groups. A key advantage of this is that we can include far more information than we could within newspaper adverts for example. You will be able to access a wide range of planning-related information at www.bury.gov.uk/planning. If you do not have access to the internet at home you can access the internet at publicly accessible computers at libraries, the Tottington Centre and the Town Hall reception. If you are unable to view documents on the Council's website then please contact the Strategic Planning Team on 0161 253 5550 for advice in terms of accessing documents.
- **Media** - We will use the more traditional media to issue press notices and releases, where appropriate. We will also make use of social media by using Facebook and X as a means of keeping people informed of the latest planning news from the Council and information of local and national interest on planning issues. 'Like' us on Facebook and 'follow' us on X to keep up to date.



www.facebook.com/buryplanning



www.x.com/BuryPlanning

3. Plan-making in Bury

- 3.1 The planning system in England is plan-led which means that development plans are used to guide and manage future development and as the basis for determining planning applications. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 3.2 All development plans must be prepared within the context of the Government's planning policies. These are primarily set out within the National Planning Policy Framework (NPPF)² which is supported by Planning Practice Guidance (PPG)³. There are also separate policy documents related to waste⁴ and traveller sites⁵.
- 3.3 The current statutory development plan in Bury comprises the saved policies of the Bury Unitary Development Plan (UDP)⁶, the Places for Everyone Joint Plan (PfE)⁷ and the Greater Manchester Joint Minerals⁸ and Waste⁹ Plans. These may be supplemented by any adopted Neighbourhood Plans should any be produced.
- 3.4 Figure 1 sets out the hierarchy of planning policies that are applicable to Bury.

2 <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

3 <https://www.gov.uk/government/collections/planning-practice-guidance>

4 <https://www.gov.uk/government/publications/national-planning-policy-for-waste>

5 <https://www.gov.uk/government/publications/planning-policy-for-traveller-sites>

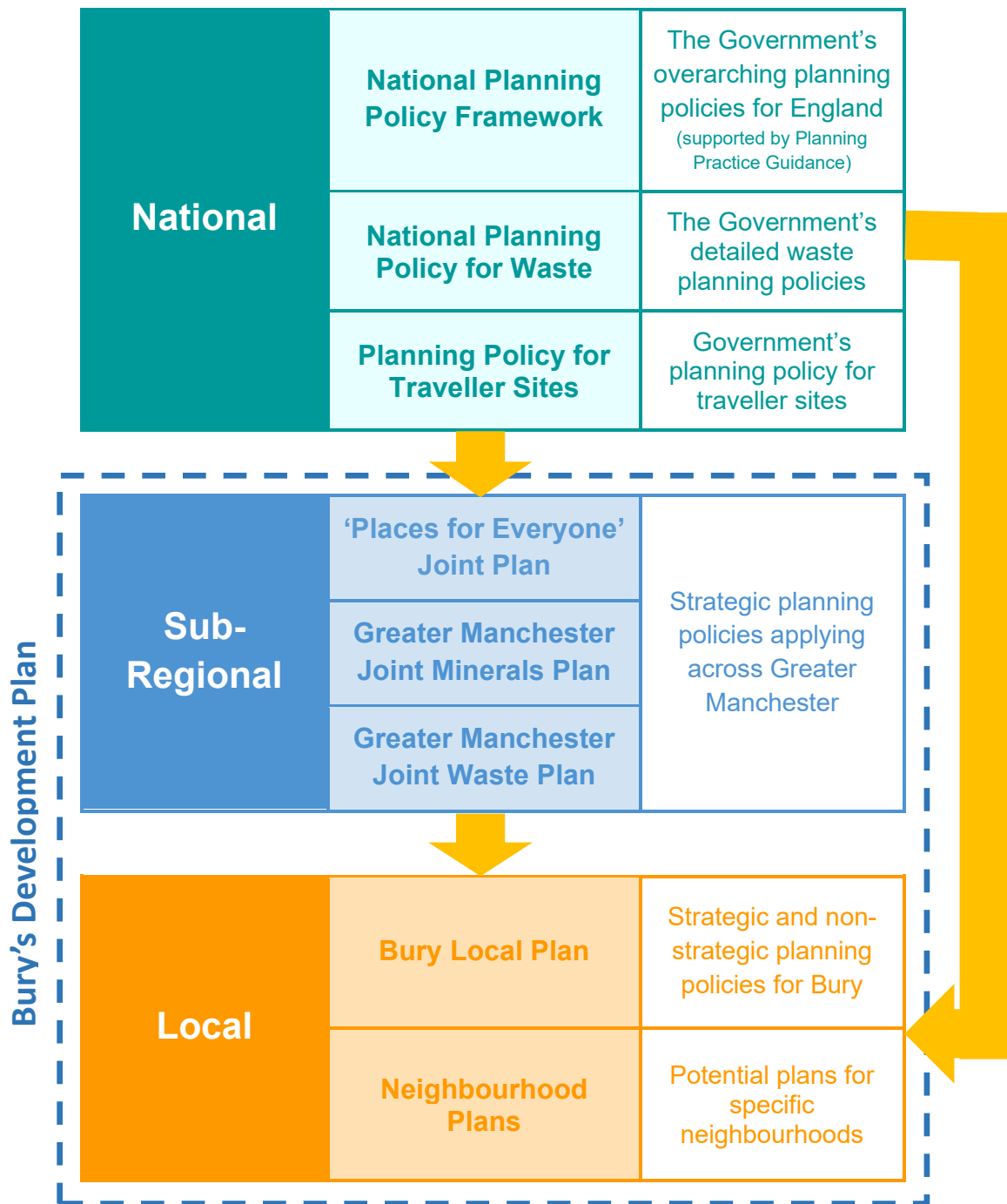
6 <https://www.bury.gov.uk/planning-building-control/policy-and-projects/planning-policy/bury-unitary-development-plan>

7 <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/>

8 https://www.greatermanchester-ca.gov.uk/media/1995/the_minerals_plan_april_2013_final.pdf

9 https://www.greatermanchester-ca.gov.uk/media/1994/greater_manchester_waste_plan_opt.pdf

Figure 1 – Planning policy hierarchy



'Places for Everyone' Joint Plan

- 3.5 The 'Places for Everyone' Joint Plan (PfE) was prepared collaboratively by the Mayor of Greater Manchester and nine of the ten Greater Manchester districts (excluding Stockport). PfE was formally adopted by each of the nine districts with effect from 21 March 2024. It sets out the overall spatial strategy for the plan area and covers strategic policies including those identifying the appropriate scale and distribution of housing and employment development,

the infrastructure required to deliver this and the environmental capacity of Greater Manchester to accommodate this in the most sustainable manner.

Bury Local Plan

- 3.6 The emerging Local Plan¹⁰ will reflect the strategic context set out in the PfE Joint Plan and will include more locally specific planning policies to address issues that are relevant to Bury.
- 3.7 Local Plan policies and site allocations will establish where future development will be encouraged and areas where it will be resisted. The Local Plan will be subject to its own independent examination.

Neighbourhood Plans

- 3.8 The Government's Localism Act (2011) introduced Neighbourhood Planning giving new rights and powers for neighbourhoods to produce a plan to shape how their neighbourhood area should develop and grow.
- 3.9 Neighbourhood Plans are prepared under the Neighbourhood Planning Act 2017, and supporting Regulations, and once adopted become part of the statutory Development Plan for the area in which they apply. As such, they will need to be consistent with other documents making up the Development Plan, such as PfE and the Local Plan.
- 3.10 Neighbourhood Plans are taken forward by neighbourhoods themselves, such as by an existing parish council or designated neighbourhood forum. In areas which are predominantly commercial (such as a high street or town centre), a Business Neighbourhood Plan could be produced by a Business Neighbourhood Forum.
- 3.11 The Council will support neighbourhoods in the preparation of their plans, at a level that is considered appropriate. Notwithstanding this, the approach to consultation will be a matter for the individual neighbourhood planning bodies in preparing their plans and it is therefore outside the scope of this SCI. The Council will, however, publicise consultation on Neighbourhood Plans at various stages, where it is required to do so, primarily using the Council's website and notifying relevant consultees as outlined in Appendix 1.

¹⁰ <https://www.bury.gov.uk/localplan>

Supplementary Planning Documents

- 3.12 Supplementary planning documents (SPDs) build upon and provide more detailed advice or guidance on policies in an adopted development plan. They assist with the interpretation and implementation of policies.
- 3.13 When making a decision on a planning application, an SPD is taken as a material consideration. The weight given to SPDs is significant as they have been prepared in full consultation with the public and approved for development management purposes by the Council.

Other documents

- 3.14 Other documents support the production and implementation of the plan-making framework. In addition to this Statement of Community Involvement, they include the Local Development Scheme, the Authority Monitoring Report and evidence base documents.
- 3.15 The **Local Development Scheme (LDS)** is a document which sets out the Council's project plan for the production and review of plans and includes a description and timetable for each document. The LDS is available on the Council's Planning Policy webpages.
- 3.16 **The Authority Monitoring Report (AMR)** provides information on progress in achieving targets identified in the LDS and looks at how planning policies are achieving their aims and purpose. The latest version of the AMR is available on the Council's Planning Policy webpages.
- 3.17 The Council's **evidence base** contains up-to-date and regularly monitored information from surveys and evidence gathering exercises. The evidence base helps to inform the preparation of planning policies and the content of plans. Information contained within the evidence base can also highlight the need to prepare or review a plan. Where appropriate, the Council will seek the involvement of relevant groups and organisations in the development of this evidence base so that it has the most reliable and robust information available. Full details of the Council's current evidence base can be found on the Council's Planning Policy webpages.

Integrated Assessment

- 3.18 Integrated Assessment (IA) is a key part of the plan-making process and is undertaken at all stages of plan preparation. The IA helps to identify where there is uncertainty, and highlight the synergies and tensions between the policies and the objectives set out in the IA.

3.19 The IA incorporates the requirements of:

- **Sustainability Appraisal (SA):** mandatory under section 19 (5) of the Planning and Compulsory Purchase Act 2004.
- **Strategic Environmental Assessment (SEA):** mandatory under the Environmental Assessment of Plans and Programmes Regulations 2004 (which transpose the European Directive 2001/42/EC into English law).
- **Equality Impact Assessment (EqIA):** required to be undertaken for plans, policies and strategies by the Equality Act 2010.
- **Health Impact Assessment (HIA):** there is no statutory requirement to undertake HIA, however it can be included to add value and depth to the assessment process.

Habitat Regulations Assessment

3.20 A Habitat Regulations Assessment (HRA) may also be required to be undertaken separately from the IA. This will assess the potential for the plan to affect European nature conservation sites.

Duty to co-operate

3.21 The duty to co-operate is a legal requirement of the plan-making process. It was introduced by the Localism Act 2011 and requires local authorities to consider strategic planning beyond their boundaries, providing a way of addressing larger issues that cannot be dealt with by working alone.

3.22 When we prepare or review a local planning document the Government requires local planning authorities to work together with other bodies to ensure that strategic and other cross-boundary issues are properly co-ordinated and addressed in plans. Government legislation and guidance sets out a range of bodies and other consultees who we have to notify as part of our duty to co-operate (see Appendix 1).

3.23 As part of the Council's evidence on its duty to co-operate, a 'Statement of Common Ground' (SoCG) will be prepared as a written record of the progress made during the planning process in relation to strategic cross-boundary issues. The SoCG will show where there has been co-operation with duty to co-operate bodies throughout the preparation of a plan and will help to demonstrate that a plan is deliverable and based on joint-working.

4. How can you get involved in the plan-making process?

- 4.1 There are several key stages involved in the preparation of planning policy documents. These stages are required by Government planning legislation and regulations and are designed to ensure that the process is as open and transparent as possible.
- 4.2 Consultation will take place at early stages of the plan-making process and will continue throughout. Any comments that are submitted in response to consultations will be fully considered and taken into account during the next phase of the plan-making process.
- 4.3 In terms of who will the Council involve, a list of all the Specific, 'Duty to Co-operate', general organisations and other bodies that we are legally required to consult and involve in preparing our Local Plan documents is contained in Appendix 1.

Consultation methods

- 4.4 A range of consultation methods will be used during the preparation of plans and supporting documents. The type of consultation used will be dependent on the type and stage of the document in question. Further detail on the use of these is set out in Appendix 2 of this SCI.

Inspection of material

- 4.5 All material relevant to public consultations on the emerging Bury Local Plan or other planning policy related documents will be available for inspection electronically via the Council's planning policy pages of the web site at <https://www.bury.gov.uk/planning-building-control/policy-and-projects/planning-policy>.
- 4.6 Relevant material will also be made available for inspection electronically at Bury Town Hall between the hours of 8.45am and 5.00pm (Monday to Friday) and at local libraries during their normal opening hours (see [Libraries and archives](#) and [Tottington Centre](#) for details).

Database contacts

- 4.7 The Council's Strategic Planning team have also developed a consultation database which includes all of the bodies listed in Appendix 1 but also includes a wide range of other individuals, groups and stakeholders that have expressed an interest in planning policy matters previously. We contact those

on the database throughout the process of preparing planning policy documents so that everyone has the opportunity to influence policies and proposals as they emerge.

- 4.8 Depending on the contact's specified preference, the Council will send letters or emails to database contacts, including targeted consultation letters for key community groups.
- 4.9 Anyone wishing to be added to the consultation database can contact Strategic Planning at planning.policy@bury.gov.uk or by telephone (0161 253 5550).
- 4.10 In maintaining this contacts database, full regard is given to data protection requirements.

Social media

- 4.11 The Council will use various social media platforms, including relevant X accounts and Facebook pages, to publicise consultation at the various stages involved in the production of planning documents.

Other publicity material

- 4.12 The Council may choose to produce publicity material for public consultations if it is considered appropriate for the particular type, stage and subject matter of the document.
- 4.13 This could, for example, include a press release, a public notice, the use of posters in prominent and publicly accessible locations and advertisement on TV screens within Council buildings. The type of publicity material used will be determined on a case-by-case basis for each consultation.

Stakeholder events and meetings

- 4.14 Consideration will be given to requests for stakeholder events or meetings with groups, organisations, individuals and communities, depending on the type of document and the stage reached in its production.

Hard-to-reach groups

- 4.15 The Council will make every effort to engage with hard-to-reach groups that, traditionally, do not engage in the planning process. In doing so, the Council will seek to make contact directly and/or through representative organisations and encourage them to get involved in the preparation of plans and supporting documents.

Duty to Co-operate

- 4.16 As specified previously, the Council is required to comply with a 'Duty to Co-operate' and, in doing so, will engage with adjoining authorities and other relevant public organisations on a collaborative and proactive basis throughout the plan-making process.

5. Planning applications

- 5.1 The Development Management Team handle both pre-application enquiries and the processing of planning applications.

Pre-application advice

- 5.2 Pre-application enquiries help the applicant get their application 'right first time' and whilst they are not a guarantee of obtaining planning permission, the exercise ensures that all relevant planning issues are identified early so as to enable the applicant to put forward the best possible application.
- 5.3 More details of how this service is delivered including information on charges is available on our website at www.bury.gov.uk/planning-building-control/planning-permission/pre-application-advice.

Getting involved in planning applications

- 5.4 The publicity for planning applications is subject to legislative requirements set by Government and can be carried out using different methods including one or all of the following:

- Letters to neighbours;
- Site notices;
- Press notices.



- 5.5 We will publish all planning applications on our website and a minimum of 21 days will be allowed for comments to be made via our online system, by email or by post. See our planning applications search facility at <https://planning.bury.gov.uk/online-applications> for more information or view the ways you can contact us in section 2. In addition to being able to view the applications in your own home, you can also view them online at your local library. It is important to note that not all applications that we receive require notification. Certain types of applications are only seeking confirmation on the need for planning permission and not what are the merits of a proposal are. An example of this is a Lawful Development Certificate.
- 5.6 All comments received by the Council before the application is determined are considered by the officer in making their recommendations on the application. **Planning is an open and public process and as such all comments made**

on a planning application can be viewed by both the applicant and other members of the public.

Decision-making

- 5.7 Most planning applications are determined by the Executive Director of Place on behalf of the Council, but some applications are presented to the Planning Control Committee (PCC). If an application is presented to the PCC then there is an opportunity for the public to address Members of the Committee. Our website provides more information on how to do this on our “Planning proposals – have your say” web page at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-control-committee>.

Planning appeals

- 5.8 When an application is refused by the Council an applicant has a right of appeal to the Planning Inspectorate (PINS). The process of who is informed of an Appeal is set down by Government and we will ensure that these requirements are complied with.
- 5.9 As a minimum requirement, any comments that a person makes on the original application are passed to the Planning Inspector appointed to consider the Appeal and these comments are also be supplied to the applicant. In certain Appeals you may be able to make further comments and in some cases you may also take part in a Public Inquiry, although this will be at the discretion of the Inspector. The rules around publicity and how you can be involved in Appeals can be found on our “Planning applications refusals and appeals” webpage at www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process.

Appendix 1 – Consultation bodies for plan-making

Specific consultation bodies

The Council is required to consult ‘specific’ consultation bodies as appropriate on planning policy documents. The relevant bodies for Bury are as follows:

Specific consultation bodies
A relevant authority within or adjoining the Borough (local planning authorities, county councils, parish councils and local policing bodies)
The Coal Authority
The Environment Agency
Historic England
Greater Manchester Police
Natural England
Electronic Communications Operators
Electricity Undertakers
Gas Undertakers
Sewerage Undertakers
Water Undertakers
Network Rail
National Highways
NHS Trusts and Clinical Commissioning Groups
Homes England
Marine Management Organisation
Prestwich Village Neighbourhood Forum

The Council will consult with these bodies, as required, on all development plan documents, neighbourhood plans, and where relevant supplementary planning documents and other planning documents as required.

Duty to Co-operate bodies

The Localism Act (2011) introduced the Duty to Cooperate in relation to the planning of sustainable development. It requires the Local Planning Authority to engage constructively, actively and on an ongoing basis on strategic matters with other Local Planning Authorities and designated bodies.

As a body to which the duty to co-operate applies, the Council will co-operate, as required, on strategic planning issues with the following:

Duty to Co-operate bodies
Neighbouring local planning authorities
▪ Manchester City Council ▪ Salford City Council ▪ Bolton Council ▪ Blackburn with Darwen Council ▪ Rossendale Council ▪ Rochdale Council ▪ Lancashire County Council ▪ North Turton Parish Council
Civil Aviation Authority
Environment Agency
Greater Manchester Combined Authority (GMCA)
Greater Manchester Local Enterprise Partnership
Greater Manchester Local Nature Partnership
National Highways
Historic England
Homes England
Marine Management Organisation
Natural England

NHS England
NHS Bury Clinical Commissioning Group
Office of Rail and Road
Other relevant local planning authorities
South Pennines LNP
Transport for Greater Manchester

The Council will consult with these bodies, as required, on all development plan documents, neighbourhood plans and, where relevant, supplementary planning documents and other planning documents.

General consultation bodies

The Council is required to consult 'general' consultation bodies as appropriate on planning policy documents. The relevant bodies are as follows:

General consultation bodies
Voluntary bodies
Bodies representing racial/ethnic/national groups
Bodies representing religious groups
Bodies representing disabled persons
Bodies representing business persons

General consultation bodies will be consulted as a matter of course on all development plan documents, neighbourhood plans and, where relevant, supplementary planning documents and other planning documents.

Other consultees

The Council is required to consult 'other consultees' as appropriate on planning policy documents. Other consultees include residents who have asked to be informed and other interested parties.

Appendix 2 – Consultation stages of plan-making

Development Plan Documents

Stage	Consultation Methods	Consultation Bodies
Preparation stage (Regulation 18)	- Website - Emails/Letters - Social Media - Publicity Materials - Document publicly available	- Specific - Duty to Co-operate - General - Other
Publication stage (Regulation 19)	- Website - Emails/Letters - Social Media - Publicity Materials - Document publicly available	- Specific - Duty to Co-operate - General - Other
Submission to the Secretary of State (Regulation 22)	- Website - Emails/Letters - Social Media - Publicity Materials - Document publicly available	- Specific - Duty to Co-operate - General - Other - Those that requested to be informed at Publication Stage
Independent Examination (Regulation 25)	- Website - Emails/Letters - Social Media - Publicity Materials - Document publicly available	Those that responded at Publication Stage
Adopting the Local Plan document (Regulation 26)	- Website - Emails/Letters - Social Media - Document publicly available	Those who requested to be informed of adoption

Supplementary Planning Documents

Stage	Consultation Methods	Consultation Bodies
Public Involvement (Regulations 12 and 35)	- Website - Emails/Letters - Social Media - Publicity Materials - Document publicly available	Selected relevant consultees from Appendix 1.
Adoption (Regulations 14 and 35)	- Website - Emails/Letters - Social Media - Publicity Materials - Document publicly available	- Selected relevant consultees from Appendix 1. - Those who requested to be informed of the adoption.

Neighbourhood Plans

Stage	Consultation Methods	Consultation Bodies
Application and Designation	- Website - Emails/Letters - Document made available at relevant Council offices and relevant libraries	Selected relevant consultees from Appendix 1
Pre submission consultation	N/A – This stage is carried out by the qualifying body	
Submission Consultation and publicity of the plan	- Website - Emails/Letters - Document made available at relevant Council offices and relevant libraries	Selected relevant consultees from Appendix 1
Submission of plan for independent examination and publication of report	- Website - Emails/Letters	- Selected relevant consultees from Appendix 1 - Those who asked to be notified of the decision.
If the plan is approved by the Independent Examiner it moves to referendum stage. If the plan is not approved by the Independent Examiner the plan does not progress to referendum		
Referendum on neighbourhood plan coming into force	- Website - Emails/Letters	- Selected relevant consultees from Appendix 1 - People on the electoral register - Non-domestic rate payers where a business area is designated
Plan comes into force	- Website - Emails/Letters	Selected relevant consultees from Appendix 1

Appendix 3 – Glossary

Authority's Monitoring Report (AMR): This document assesses the implementation of the Local Development Scheme and the extent to which policies in plans are being successfully implemented.

Appeals: Process where an applicant can challenge a decision. For example, a refusal of planning permission by a local planning authority can be appealed to the Secretary of State (DCLG), who in turn delegates most decisions to the Planning Inspectorate.

Development Management: Formerly known as Development Control. Development Management is the processing by a local planning authority of planning applications, enforcement actions, appeals and related work; usually the name of the section of a planning department dealing with this work.

Development Plan Document (DPD): A spatial planning document that is subject to independent examination and forms part of the Development Plan for an area. Examples are the Local Plan and Area Action Plans.

Duty to cooperate: Created by the Localism Act 2011, it places a legal duty on the Council to 'engage constructively, actively and on an ongoing basis with certain specified bodies to maximise the effectiveness of Local Plan preparation relating to strategic cross boundary matters.

Independent Examination: The process by which an independent Planning Inspector may publicly examine a Development Plan Document and any representations, before issuing a binding report.

Integrated Assessment: This is a technique for identifying and evaluating the social, economic and environmental impacts that a plan is likely to have. Integrated Assessment incorporates the provisions of Sustainability Appraisal/Strategic Environmental Assessment, Health Impact Assessment and Equalities Impact Assessment.

Local Development Scheme (LDS): This sets out the programme for preparing and reviewing plans.

Local Plan: A collective term for the Development Plan Document that sets out the spatial vision and strategy for the borough including policies and proposals. The Local Plan is a key part of the development plan.

Localism Act 2011: The Localism Act aims to devolve more decision-making powers from central government back into the hands of individuals,

communities and councils. The Act covers a wide range of issues related to local public services, with a particular focus on the general power of competence, community rights, Neighbourhood Planning and housing.

National Planning Policy Framework (NPPF): National planning policy which provides guidance to local authorities and others on planning policy and the operation of the planning system. Issues covered include housing, green belts, economic growth, heritage, sustainable development, biodiversity, transport, minerals, open space, sport and recreation.

Neighbourhood Plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Planning Control Committee: The planning decision-making body of a local authority. The planning committee is made up of elected members/councillors. One of the roles of planning committees is to make decisions on planning applications.

Planning and Compulsory Purchase Act 2004: This act updates elements of the Town and Country Planning Act 1990. It introduced a statutory system for regional planning, a new system for local planning, reforms to the development control and compulsory purchase and compensation systems and the removal of crown immunity from planning controls.

Planning Inspectorate: Planning Inspectors act on behalf of the Secretary of State for Housing, Communities and Local Government (MHCLG) and make decisions on appeals and hold examinations on Development Plan Documents.

Policies Map: The Policies Map shows the spatial definition of planning policies and Site Allocations set out in the written statement of the plan.

Statement of Community Involvement (SCI): This sets out the standards to be achieved by the local authority in involving local communities in preparing and reviewing plans, and in the development management process.

Strategic Environmental Assessment (SEA): A requirement of the European Union's Strategic Environmental Assessment Directive, SEA is a methodology for identifying and evaluating the impacts that a plan is likely to have on the environment. Where a plan requires SEA it is now undertaken as part of the Integrated Assessment.

Supplementary Planning Document (SPD): This is a local development document that may cover a range of issues, thematic or site specific, and supplements the policies and proposals of a Development Plan Document.

Unitary Development Plan (UDP): Development Plan prepared by a Metropolitan District and some Unitary Authorities.

Bury
Council