

## PAS LOCAL PLAN ROUTE MAPPER TOOLKIT PART 2: LOCAL PLAN FORM & CONTENT CHECKLIST

The Planning Advisory Service (PAS) has produced a Local Plan Route Mapper & Toolkit to assist local planning authorities in undertaking a review and update of local plan policies - [\\*\\*Updated NPPF 2021\\*\\* Local Plan Route Mapper & Toolkit - reviewing and updating local plan policies | Local Government Association](#)

The following table sets out a checklist of the key requirements for the content and form of local plans as set out in the [National Planning Policy Framework](#) (NPPF) published in July 2021 and can be used to inform decisions on whether or not local plan policies still reflect national policy. The following table identifies a total of 116 requirements in the 2021 NPPF.

Column A identifies if the NPPF requirement is new, revised or has not changed since the adoption of the Chelmsford Local Plan (which was examined under 2012 NPPF) using the following colour codes:

**Key:**

New plan-making requirement of the NPPF 2019 and/or NPPF 2021 not contained within the previous 2012 version
Revised plan-making requirement of the NPPF, containing some changes from the 2012 version
Requirement of the NPPF which has not changed from the 2012 version in relation to plan-making

Column C then assesses the adopted Local Plan compliance against the NPPF requirements using the following colour codes:

**Key:**

Adopted Local Plan meets NPPF requirement
Adopted Local Plan partially meets NPPF requirement
Adopted Local Plan does not meet NPPF requirement

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
	<i>General Requirements</i>		
1.	Include any relevant material that is set out in a government policy statement(s) for the area for example a national policy statement(s) for major infrastructure.	NPPF Para 5	Chelmsford area is not referred to in government policy statements.
	Include any relevant material that is set out in a government policy statement(s) for the area for example written ministerial statements.	NPPF Para 6	Account has been taken of relevant written ministerial statements (paragraph 6) such as planning policy for traveller sites.
2.	Contribute to the achievement of sustainable development and the UN Sustainable Development Goals.	NPPF Para 7, 8, 9, 16	Applied throughout the adopted Local Plan. Compliance with any updated UN Sustainable Development Goals covering period post 2030 will be monitored.
3.	Apply the presumption in favour of sustainable development.	NPPF Para 11	Applied throughout the adopted Local Plan. Review will ensure any amendments continue to do so.
4.	Provide a positive vision for the future; a framework for addressing housing needs and other economic, social and environmental priorities.	NPPF Para 15	Applied in adopted Local Plan. Paragraph 4.2 provides a positive Vision). Various policies positively address housing needs and other priorities including S4, S6 and S7. Review will ensure any amendments continue to do so.
5.	Plans should be: Aspirational and deliverable Contain clear and unambiguous policies Accessible through the use of digital tools Serve a clear purpose avoiding duplication	NPPF Para 16	Generally applied throughout the adopted Local Plan. Overall, policies are clearly written and unambiguous although some updates may be required to ensure there is no duplication and that they are consistent with new/updated guidance. The Local Plan and Policies Map are only available online as PDF documents. Consideration will be given to making these 'interactive' through the review.

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			Need to ensure any amendments through the review continue to meet the NPPF requirement for plans.
	<i>Plan Content</i>		
6.	Include strategic policies to address priorities for the development and use of land. They should set out an overall strategy for the pattern, scale and design quality of places.	NPPF Para 17, 20	Included in adopted Local Plan (Strategic Policies S1 to S13 and all Site Allocation policies as set out at paragraph 1.9 of the adopted Local Plan). Need to ensure any amendments through the review continue to do so and only include relevant matters as strategic policies.
7.	Outline which policies are 'strategic' policies	NPPF Para 21	Set out clearly in adopted Local Plan (Strategic Policies S1 to S13 and all Site Allocation policies as set out at paragraph 1.9 of the adopted Local Plan). Need to ensure any amendments through the review continue to do so.
8.	Strategic policies should look ahead over a minimum 15-year period <u>from adoption</u> . Where larger scale developments are proposed that form part of the strategy for the area, policies should be set within a vision which looks further ahead (at least 30 years).	NPPF Para 22, having regard to the transitional provisions at NPPF para 221	Set out in adopted Local Plan. Need to ensure any amendments through the review continue to do so. On adoption, the review Plan will continue to have a 15-year period. Issues and Options does not include an approach for such larger scale development that it needs to look ahead for at least 30 years, but this will be kept under review after consultation feedback has been received.
9.	Indicate broad locations for development on a key diagram, and land use designations and allocations on a policies map.	NPPF Para 23	Included in adopted Local Plan at Figure 8. Need to ensure any amendments through the review continue to do so.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
10.	Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period.	NPPF Para 23	Applied in adopted Local Plan through site policies and detailed trajectory. Need to ensure any amendments through the review continue to do so.
11.	Include non-strategic policies to set out more detailed policies for specific areas.	NPPF Para 18, 28	Included in adopted Local Plan (Policies DM1 to DM30). Need to ensure any amendments through the review continue to do so and any further policy requirements are included if needed.
12.	Set out contributions expected from development, and demonstrate that expected contributions will not undermine the deliverability of the Plan.	NPPF Para 34, 58	Included in adopted Plan in various Strategic, site and local development management policies and supported by Planning Obligations Supplementary Planning Document (SPD), and Viability Evidence Base. All will be updated based on any new or revised policy requirements set out in the review.
13.	Local Plans and development strategies are examined to assess if they have been positively prepared, justified, effective and consistent with national policy.	NPPF Para 35	Applied throughout policies in the adopted Local Plan and found to be sound. Need to ensure any amendments through the review continue to do so.
<i>Housing</i>			
14.	Be informed by a local housing need assessment, conducted using the standard method in national planning guidance as a starting point. Any housing needs which cannot be met within neighbouring areas should also be taken into account when establishing the amount of housing to be planned for within the plan.	NPPF Para 61	The standard method was introduced following adoption of the Local Plan, so the review needs to be reassessed and updated to reflect this change. Duty to Co-operate engagement will continue to establish if there is any unmet need from neighbouring authorities. Essex authorities have a memorandum of understanding on how any unmet housing need should be addressed and this continues to be followed. Currently not

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			understood to be any unmet housing need, but need to continue to review this position formally through the Duty to Co-operate.
15.	Identify the size, type and tenure of housing needed for different groups.	NPPF Para 62	Mostly applied in adopted Local Plan (Policy DM1). Need to ensure <u>build to rent</u> is considered and any amendments through the review continue to consider all relevant groups and reflect the most up to date evidence base. Need to reflect the Planning Advice Note on <u>Specialist Residential Accommodation</u> .
16.	Provision of affordable housing should not be sought for residential developments that are not major development, other than in designated rural areas <sup>1</sup> . The definition of major development in the Glossary of the NPPF is development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more.  Where a need for affordable housing is identified, specify the type of affordable housing required.	NPPF Para 63	Need to review the threshold on which developers are obligated to provide affordable housing as per the revised NPPF definition of major development.  Set out in adopted Local Plan (Policy DM2). Need to ensure any amendments through the review continue to do so and reflect the most up to date evidence base. Need to incorporate Planning Advice Notes on <u>First Homes</u> and <u>Housing Additionality: Affordable Housing for Rent</u> .
17.	Expect at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. A minimum of 25% of all affordable homes should be First	NPPF Para 65	The Local Plan does meet the 10% requirement but needs to be reviewed to incorporate the Planning Advice Note on <u>First Homes</u> and reflect the most up to date evidence base.

<sup>1</sup> Designated rural areas applies to rural areas described under section 157(1) of the Housing Act 1985, of which there are none in the administrative area of Chelmsford.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
	Homes, subject to the transitional requirements set out in the Planning Practice Guidance.		
18.	Set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.	NPPF Para 66	The Local Plan does not set out housing requirements for designated neighbourhood areas. Consider any designated neighbourhood areas which fall within the overall strategy options for growth and set a housing requirement for these areas if appropriate.
19.	Identify a supply of specific, deliverable sites for years one to five of the plan period, and specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.	NPPF Para 68	Appendix C and site allocation policies of the adopted Local Plan meets this requirement. Existing trajectories and all existing sites have been reviewed to ensure they meet with the definition of 'deliverable' and 'developable' in the Glossary of the NPPF. The same will apply to all new site allocations.
20.	Identify land to accommodate at least 10% of the housing requirement on sites no larger than one hectare; unless it can be demonstrated that there are strong reasons why the 10% target cannot be achieved.	NPPF Para 69	Need to consider whether the Local Plan meets this requirement and ensure that the review plan does unless there is strong evidence to justify why this cannot be achieved.
21.	Support the development of entry level exception sites, suitable for first time buyers, unless the need for such homes is already being met within the authority's area.	NPPF Para 72	Guidance on First Homes Exception Sites set out in the Planning Advice Note on <u>First Homes</u> . Needs to be incorporated into the review of the Local Plan and reflect the Written Ministerial Statement of the 24 May 2021 <sup>[1]</sup> .

<sup>[1]</sup> <https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hlws48>

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
22.	Support the supply of homes through utilising masterplans, design guides and codes where appropriate to support larger scale developments.	NPPF Para 73	Strategic Policy S7 sets out that Strategic Growth Sites require sites to be delivered in accordance with Masterplans to be approved by the Council. The relevant site allocations also each refer to the need for a masterplan to be approved as part of the specific requirements for each site. This will be continued for any new Strategic Site Allocations included as part of the review.
23.	Include a trajectory illustrating the expected rate of housing delivery over the plan period, and requiring a buffer of 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan.	NPPF Para 74	Detailed trajectory is included in the adopted Plan and will be kept updated every <u>April</u> . The trajectory will be reviewed for all existing and any new sites and set out calculations to include a 10% buffer if review wishes to demonstrate a <u>five year supply of deliverable sites</u> through an annual position statement or upon adoption of the reviewed plan.
24.	Be responsive to local circumstances and support rural housing developments that reflect local needs.	NPPF Para 78	Set out in adopted Local Plan (Strategic Policy S7, Policy DM2). Need to ensure any amendments through the review continue to do so. Need to incorporate Planning Advice Note of <u>First Homes</u> in respect of First Homes Exception Sites.
25.	Identify opportunities for villages to grow and thrive, especially where this will support local services.	NPPF Para 79	Defined Settlement Boundaries (DSBs) allow development to come forward within villages in principle. S7 allows new growth sites which are in accordance with the Local Plan Spatial Principles and Strategic Policies to be allocated through relevant Neighbourhood Plans. Need to ensure any amendments through the review continue to do so.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
26.	Avoid the development of isolated homes in the countryside unless specific circumstances are consistent with those set out in the NPPF.	NPPF Para 80	Set out in adopted Local Plan (Strategic Policies S1, S3, S4, S11 Policies DM6 to DM15). Need to review wording of paragraph 80 of NPPF to ensure all policy wording is up to date for all criteria a) to e) of paragraph 80 and ensure any amendments through the review continue to be NPPF compliant. May currently require some adjustment in respect of c, d and e of paragraph 80. Partial review required to address this NPPF requirement.
<i>Economy</i>			
27.	Create conditions in which businesses can invest, expand and adapt.	NPPF Para 81	Set out in adopted Local Plan (Strategic Policies S6, S7, S8, S12, Policies DM4, DM5, DM6 to DM12). Need to review these and consider economic changes since adoption, including impact of COVID 19, and ensure any amendments through the review continue to be NPPF compliant. Partial review required to address this NPPF requirement.
28.	Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration.	NPPF Para 82	Set out in adopted Local Plan (Strategic Policies S6, S7, S8, S12, Policies DM4, DM5, DM6 to DM12). Need to review these and consider economic changes since adoption, including impact of COVID 19, and ensure any amendments through the review continue to be NPPF compliant. Partial review required to address this NPPF requirement.
29.	Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period.	NPPF Para 82	Set out in adopted Local Plan (Strategic Policies S6, S7, S8, S12, Policies DM4, DM5, DM6 to DM12). Need to review these and consider economic changes since adoption, including impact of

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			COVID 19, to ensure the right type and amount of land/sites is included in the review. Ensure any amendments through the review continue to be NPPF compliant. Partial review required to address this NPPF requirement.
30.	Seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment.	NPPF Para 82	Need to review evidence to ensure it covers these and consider economic changes since adoption, including impact of COVID 19, and identify any potential barriers. Ensure any amendments through the review continue to be NPPF compliant. Partial review required to address this NPPF requirement.
31.	Be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.	NPPF Para 82	Need to review evidence to ensure it covers these and consider economic changes since adoption, including impact of COVID 19 and working from home. Ensure any amendments through the review continue to be NPPF compliant. Partial review required to address this NPPF requirement.
32.	Recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.	NPPF Para 83	Policy S8 refers to supporting different sectors. We are aware of the demand for additional storage and distribution floorspace in Chelmsford and this is being addressed in the review of the adopted plan. In terms of other sectors, the local economy is based upon strengths across a range of sectors. The City Council is working with a range of partners to focus on particular sectors that include high tech/research and development (including medical technology, quantum and space technology), financial and business services and retail/culture/visitor. The new employment evidence base will address how the Local Plan can

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			best support these sectors and alongside private sector partners, the Universities and the County Council, a refreshed Economic Strategy for Chelmsford and the North Essex Economic Area will target an approach to supporting these sectors to support the local economy.
33.	Enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.	NPPF Para 84	Set out in adopted Local Plan (Strategic Policy S8, S11, Policies DM4, DM6 to DM12). Check policies to ensure latest wording of the NPPF is reflected in these policies and any amendments through the review continue to be NPPF compliant.
34.	Enable the development and diversification of agricultural and other land-based rural businesses.	NPPF Para 84	Set out in adopted Local Plan (Strategic Policy S8, S11, Policies DM6 to DM12). Check policies to ensure latest wording of the NPPF is reflected in these policies and any amendments through the review continue to be NPPF compliant.
35.	Enable sustainable rural tourism and leisure developments which respect the character of the countryside.	NPPF Para 84	Set out in adopted Local Plan (Strategic Policy S8, S11. Policies DM6 to DM12). Check policies to ensure latest wording of the NPPF is reflected in these policies and any amendments through the review continue to be NPPF compliant.
36.	Enable the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.	NPPF Para 84	Set out in adopted Local Plan (Strategic Policy S5, S9, S10, S12. Policies DM20 to DM22). Check policies to ensure latest wording of the NPPF is reflected in these policies and any amendments through the review continue to be NPPF compliant.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
37.	Recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.	NPPF Para 85	Adopted Local Plan allocates Rural Employment Areas. Need to review suite of rural/countryside/employment/community facility policies to ensure these issues are covered. Currently lacking reference to enable business uses particularly outside of Defined Settlement Boundaries or allocated employment areas. Ensure any amendments through the review are NPPF compliant.
38.	<i>Town centres</i>		
39.	Define a network and hierarchy of town centres and promote their long-term vitality and viability.	NPPF Para 86	Set out in adopted Local Plan (Strategic Policy S12 and Policy DM5). Check any amendments through the review continue to be NPPF compliant.
40.	Define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations.	NPPF Para 86	Set out in adopted Local Plan (Strategic Policy S12 and Policy DM5). Check any amendments through the review continue to be NPPF compliant.
41.	Retain and enhance existing markets and, where appropriate, re-introduce or create new ones.	NPPF Para 86	Set out in adopted Local Plan (Strategic Policy S12 and Policy DM5). Check any amendments through the review continue to be NPPF compliant.
42.	Allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead.	NPPF Para 86	Adopted Local Plan looks ahead to 2036 and includes allocated sites for main town centre uses. Review will consider updated evidence for leisure, office and other main town centre uses and allocate additional sites if further needs are identified.
43.	Where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate	NPPF Para 86	Sufficient allocations made in the adopted Plan. Review will consider updated evidence for leisure, office and other main

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
	edge of centre sites that are well connected to the town centre.		town centre uses and allocate additional sites if further needs are identified.
44.	Recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.	NPPF Para 86	City Centre housing allocations included within the adopted Local Plan within site policies 1a to 1v. Review suitability of all further potential City Centre sites as part of Strategic Housing and Employment Land Availability Assessment (SHELAA) and updated Urban Capacity Study.
45.	<i>Healthy and safe communities</i>		
46.	Achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles.	NPPF Para 92	Set out in adopted Local Plan through a suite of policies (site allocation policies, Policy DM23, DM24, DM26, DM28, DM29 and DM30, as well as through the Masterplan process and supported by the Making Places SPD). Need to check any amendments through the review continue to be NPPF compliant.
47.	Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.	NPPF Para 93	Set out in adopted Local Plan through a suite of policies (site allocation policies, Strategic Policy S9 and S10, Policy DM20 to DM22, DM24, as well as through the Masterplan process and supported by the Making Places SPD). Need to check any amendments through the review continue to be NPPF compliant.
48.	Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.	NPPF Para 93	Set out in adopted Local Plan through a suite of policies (site allocation policies, Policy DM23, DM24, DM29 as well as through the Masterplan process and supported by the Making Places SPD,

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
			and Livewell Accreditation). Need to check any amendments through the review continue to be NPPF compliant.
49.	Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.	NPPF Para 93	Set out in adopted Local Plan through a suite of policies (site allocation policies, Strategic Policy S5, DM12, as well as through the Masterplan process and supported by the Making Places SPD). Need to check any amendments through the review continue to be NPPF compliant.
50.	Ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.	NPPF Para 93	Set out in adopted Local Plan through a suite of policies (Strategic Policy S5 and S12, Policy DM5). Need to check any amendments through the review continue to be NPPF compliant.
51.	Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.	NPPF Para 93	Set out in adopted Local Plan through site allocation policies and overall strategy and supported by the Masterplan process. Need to check any amendments through the review continue to be NPPF compliant.
52.	Consider the social, economic and environmental benefits of estate regeneration.	NPPF Para 94	Need to consider regeneration of existing areas through any appropriate allocations or schemes, as well as supporting such an approach through local Development Management Policies. Partial review required to address this NPPF requirement.
53.	Plan positively to meet school place requirements and to encourage development which will widen choice in education.	NPPF Para 95	Evidence used from ECC Education Services (Education provider for the area) to guide allocations in the adopted Local Plan to ensure appropriate provision is made. Evidence to be updated and ensure existing site allocation policies continue to meet these

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			needs and any new allocations provide necessary school places. Provision of education is further supported by the Masterplan process. Check any amendments through the review continue to be NPPF compliant.
54.	Work proactively and positively with promoters, delivery partners and statutory bodies to plan for public service infrastructure.	NPPF Para 96	Existing site allocations and the masterplan process that support them provides a proactive approach to delivery with promoters, delivery partners and statutory bodies regarding public service infrastructure. Local Plan should ensure this process continues through its review and the continuation of the Masterplan process for any future allocations.
55.	Promote public safety and take into account wider security and defence requirements.	NPPF Para 97	Existing Local Plan promotes public safety through policies including DM30. Partial review required to fully address this NPPF requirement where relevant.
56.	Provide open space, sports and recreational facilities which meets the needs of the local area. Consider how they can deliver wider benefits for nature and support efforts to address climate change.	NPPF Para 98	Set out in adopted Local Plan through a suite of policies (Strategic Policy S5, S9 and S10, Site Allocation and Policy DM16, DM20, DM21, DM24). Open Space Assessment needs to be updated to calculate future requirements for an extended Plan period and ensure the Local Plan Review meets these updated requirements. Check any amendments through the review continue to be NPPF compliant.
57.	Protect and enhance public rights of way and access.	NPPF Para 100	Set out in adopted Local Plan through Site Allocations and supported by the Making Places SPD. Ensure amendments through the review continue to be NPPF compliant.

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58.	<i>Transport</i>		
59.	Should actively manage patterns of growth in support of objectives in Para 104. Significant development should be focused on locations which are/can be made sustainable. Opportunities to maximise sustainable transport solutions will vary between urban and rural areas - this should be taken into account in plan-making.	NPPF Para 105	Settlement Hierarchy in the adopted Local Plan is supported by an assessment of settlement services and facilities. The Integrated impact Assessment will also consider this, alongside other sustainability criteria as part of the on-going assessment of the review of the Local Plan. Once reviewed and updated these pieces of evidence will help inform the most appropriate locations for any further development required through the review of the Local Plan.
60.	Support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.	NPPF Para 106	The adopted Local Plan includes a strategy which provides for a variety of site types and uses to minimise journeys. Need to ensure any amendments through the review continue to be NPPF compliant.
61.	Identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development.	NPPF Para 106	Adopted Local Plan protects a route for the North East Chelmsford Bypass and a new rail station which are both coming forward for development. Review will check if any further sites or routes may be critical in developing infrastructure further or if infrastructure proposals create further opportunity for larger scale development in any locations.
62.	Provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans).	NPPF Para 106	Provision set out in adopted Local Plan through Site Allocations and supported by the Masterplan process. Making Places SPD further supports this, but Local Plan policies may need to be updated to better reflect the current wording of the NPPF, particularly in relation to supporting facilities as well as cycle

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			parking. Partial review required to address this NPPF requirement.
63.	Provide for any large-scale transport facilities that need to be located in the area and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy.	NPPF Para 106	Adopted Local Plan allocates land for a new train station and bypass in North-East Chelmsford. Need to review any current large-scale transport facilities proposed in the area as part of review of the Local Plan.
64.	Recognise the importance of maintaining a national network of general aviation airfields.	NPPF Para 106	Not relevant for Chelmsford City Council (CCC) as no airfields within administrative area.
65.	Provide adequate overnight lorry parking facilities, taking into account any local shortages.	NPPF Para 109	Not currently required in the adopted Local Plan and not aware of any current identified needs. Any future needs identified to be considered during the review process.
66.	In assessing sites that may be allocated for development in plans, it should be ensured that: appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location; safe and suitable access to the site can be achieved for all users, the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance including the National Design Guide and the National Model Design Code; and any significant impacts from the development on the transport network (in	NPPF Para 110	Provision set out in adopted Local Plan through Site Allocations and supported by the Masterplan process. Making Places SPD further supports this, but Local Plan policies may need to be updated to better reflect the current wording of the NPPF and Highways Modelling needs to ensure it covers these issues to ensure the necessary site requirements are included on any further site allocations.

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	terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.		
67.	Development should only be prevented on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.	NPPF Para 111	The adopted Local Plan includes a strategy which was not found to have an unacceptable impact on highway safety, and the residual cumulative impacts on the road network were not found to be severe. Need to ensure any amendments and additional allocations through the review continue to be NPPF compliant in this respect. Highway modelling will be needed to be updated to assess this.
68.	<i>Communications</i>		
69.	Support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections, setting out how high-quality digital infrastructure is expected to be delivered and upgraded over time.	NPPF Para 114	Part of Strategic Priority 5 and Strategic Policy S9 and supported by the Making Places SPD of the adopted Local Plan. Need to ensure any amendments through the review continue to be NPPF compliant and if any further requirements are required in Policy within the Plan.

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70.	<i>Making effective use of land</i>		
71.	Promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.	NPPF Para 119	Provision set out in adopted Local Plan through Site Allocations and supported by the Masterplan process, Policy DM29, and Live Well accreditation. Making Places SPD further supports this. Review of Local Plan and any further site allocations need to ensure they continue to meet these requirements.
72.	Set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.	NPPF Para 119	Adopted Local Plan seeks to utilise existing brownfield sites. Review needs to ensure further brownfield sites are explored and evidence supports any such provision has maximised the capacity of these available sites. SHELAA and Urban Capacity Study will be updated in this respect and used to inform the review of the Local Plan.
73.	Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains.	NPPF Para 120	Adopted Local Plan allocated land within both urban and rural areas and allocations seek to achieve environmental gains e.g., by providing enhanced public access to the countryside. Need to ensure any amendments and additional site allocations through the review continue to be NPPF remain compliant in this respect.
74.	Recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production.	NPPF Para 120	Adopted Local Plan is supported by a Green Infrastructure strategy which supports such functions. Need to ensure any amendments and additional site allocations through the review continue to be NPPF compliant in this respect.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
75.	Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.	NPPF Para 120	Adopted Local Plan seeks to promote development on brownfield land informed by the SHELAA and Urban Capacity study. These pieces of evidence will be reviewed and updated to consider further brownfield allocations as part of the review of the Local Plan. Need to ensure any amendments and additional allocations through the review continue to be NPPF compliant in this respect.
76.	Promote and support the development of under-utilised land and buildings.	NPPF Para 120	Adopted Local Plan seeks to promote development on brownfield land informed by the SHELAA and Urban Capacity study. These pieces of evidence will be reviewed and updated to consider further brownfield allocations as part of the review of the Local Plan. Need to ensure any amendments and additional allocations through the review continue to be NPPF compliant in this respect.
77.	Support opportunities to use the airspace above existing residential and commercial premises for new homes.	NPPF Para 120	Adopted Policies support appropriate extensions or alterations to buildings (DM11, DM23). DM28 also relates to tall buildings in the City Centre. Review to consider opportunities to promote this further where appropriate.
78.	Reflect changes in the demand for land.	NPPF Para 122	Adopted Local Plan informed by SHELAA and supporting evidence on availability of land. All evidence to be reviewed and consideration given to whether circumstances have changed resulting in any allocated sites no longer being deliverable within the Plan period. Need to ensure any amendments through the review are compliant with latest NPPF wording.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
79.	Support development that makes efficient use of land, taking into account the need for different types of housing and other forms of development, local market conditions, the availability and capacity of infrastructure and services, the character and setting of the area, and the importance of securing well-designed, attractive and healthy places.	NPPF Para 124	Adopted Local Plan is informed by evidence on number and type of homes required, land available to accommodate development, market conditions, viability, infrastructure capacity, sustainable travel, character and setting, well-designed and healthy communities. Need to review this evidence to ensure any amendments and additional allocations through the review are fully compliant in this respect.
80.	Avoid homes being built at low densities where there is an existing or anticipated shortage of identified housing needs, and where appropriate include the use of minimum density standards. Area-based character assessments, design guides, design codes and masterplans are appropriate tools to use to help to ensure land is used efficiently while also creating beautiful and sustainable places.	NPPF Para 125	Provision set out in adopted Local Plan through Site Allocations and supported by the Masterplan process. Making Places SPD further supports this. Review will need to ensure any amendments through the review are compliant with latest NPPF wording.
81.	<i>Design</i>		
82.	Set out a clear design vision and provide maximum clarity about design expectations through the preparation of design codes or guides consistent with the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design codes and guides can either form part of a plan or be supplementary planning documents.	NPPF Para 127, 128 & 129	Provision set out in adopted Local Plan through Site Allocations and supported by the Masterplan process. Making Places SPD further supports this. Review of Local Plan needs to consider if some aspects of these should be added to policy within the Plan and ensure appropriate reference is made to National Design Code and National Model Design Code to ensure these paragraphs of the NPPF are complied with. Partial review required to address this NPPF requirement.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
83.	Ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, including the surrounding built environment and landscape setting, establish or maintain a strong sense of place, optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development, and create places that are safe, accessible and inclusive.	NPPF Para 130	Site Allocations and supported by the Masterplan process ensures appropriate development on allocated sites. Making Places SPD further supports this. Review of Local Plan needs to consider if some aspects of these should be added to policy within the Plan. Partial review required to address this NPPF requirement. Local Policies DM13 to DM15, DM23 to DM26 relate to character and historic assets to ensure development is appropriately designed.
84.	Ensure new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.	NPPF Para 131	Making Places SPD supports this and CCC has a separate policy for tree planting. Review of Local Plan needs to consider if some aspects of these should be added to policy within the Plan and ensure this paragraph of the NPPF is fully complied with, particularly with reference to street trees and the need to incorporate new trees in development, not just protecting existing ones.
85.	<i>Green Belt</i>		
86.	Ensure proposals for new Green Belts demonstrate why development management policies would not be adequate, any major changes in circumstances to warrant the creation of a new Green Belt, the consequences for sustainable development, the need for Green Belt to support adjoining areas, and how new	NPPF Para 139	No changes to Green Belt boundaries within the adopted Local Plan and not the intention to review them as part of the review of the Local Plan as sufficient land available to accommodate growth outside of the Green Belt and no exceptional circumstances evident to justify any Green Belt amendments at present.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
	Green Belt would meet other objectives of the Framework.		
87.	Establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Even when exceptional circumstances are demonstrated strategically to take land out of the Green Belt, it is still necessary to demonstrate that exceptional circumstances exist at the site level.	NPPF Para 140	No changes to Green Belt boundaries within the adopted Local Plan and not the intention to review them as part of the review of the Local Plan as sufficient land available to accommodate growth outside of the Green Belt and no exceptional circumstances evident to justify any Green Belt amendments at present.
88.	Give first consideration to land which has been previously-developed and/or is well-served by public transport, including increasing density within town and cities centres. Set out the ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.	NPPF Para 141 & 142	No changes to Green Belt boundaries within the adopted Local Plan and not the intention to review them as part of the review of the Local Plan as sufficient land available to accommodate growth outside of the Green Belt and no exceptional circumstances evident to justify any Green Belt amendments at present.
89.	Where Green Belt boundaries are being defined, they should be clearly outlined and be consistent with the plan’s strategy for meeting identified requirements for sustainable development.	NPPF Para 143	No changes to Green Belt boundaries within the adopted Local Plan and not the intention to review them as part of the review of the Local Plan as sufficient land available to accommodate growth outside of the Green Belt and no exceptional circumstances evident to justify any Green Belt amendments at present.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
90.	<i>Climate change, flooding and coastal change</i>		
91.	Take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperature.	NPPF Para 153	Set out in adopted Local Plan through a suite of policies (Strategic Policy S2 and Policy DM18, DM19 and DM25). Making Places SPD further supports this. Review of adopted Local Plan needs to consider if some aspects of guidance in Making Places SPD should be added to policy within the Plan. Need to check any amendments through the review continue to be NPPF compliant.
92.	Support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts.	NPPF Para 153	Set out in adopted Local Plan through a suite of policies (Strategic Policy S2 and Policy DM18, DM19 and DM25). Making Places SPD further supports this. Review of Local Plan needs to consider if some aspects of guidance in Making Places SPD should be added to policy within the Plan. Need to check any amendments through the review continue to be NPPF compliant.
93.	Increase the use and supply of renewable and low carbon energy and heat by providing a positive strategy for energy from these sources, identifying suitable areas for renewable and low carbon energy sources, and identifying opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.	NPPF Para 155	Set out in adopted Local Plan through a suite of policies (Strategic Policy S2 and Policy DM19). Making Places SPD further supports this. Review of Local Plan needs to consider if some aspects of guidance in Making Places SPD should be added to policy within the Plan and will need to consider identifying locations for renewables. Partial review required to address this NPPF requirement.
94.	Manage flood risk from all sources and apply a sequential, risk based approach to the location of development.	NPPF Para 160 & 161	Set out in adopted Local Plan through a suite of policies (Strategic Policy S2 and Policy DM18). Making Places SPD further supports this. Review of Local Plan needs to consider if some aspects of

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
			guidance in Making Places SPD should be added to policy within the Plan and evidence needs to be updated to support any new development allocations in respect of flooding.
95.	Steer new development to those areas with the lowest risk of flooding from any source. If this is not possible, the exception test may have to be applied, informed by the potential vulnerability of the site and of the development proposed. Where this is the case, sites needs to demonstrate that the development would provide wider sustainability benefits outweighing the flood risk and that the development would be safe for its lifetime without increasing flood risk elsewhere (and where possible will reduce flood risk overall).	NPPF Para 162, 163, 164 and NPPF Annex 3	Set out in adopted Local Plan through a suite of policies (Strategic Policy S2 and Policy DM18). Review of Local Plan needs to update evidence to support any new development allocations in respect of flooding.
96.	Avoid inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast.	NPPF Para 171	Adopted Local Plan informed by South East Coast Marine Management Plan. This has been updated since the Local Plan adoption so needs to be reviewed to ensure development is not placed in areas that would exacerbate coastal change to ensure the Plan will continue to be NPPF compliant.
97.	<i>Natural environment</i>		
98.	Contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils, recognising the intrinsic character and beauty of	NPPF Para 174	Set out in adopted Local Plan through site allocations and a suite of policies (Strategic Policies S4, S11 and Policy DM16). Review will need to ensure any amendments through the review are compliant with latest NPPF wording.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
	the countryside, and the wider benefits from natural capital and ecosystem services.		
99.	Plans should: distinguish between the hierarchy of international, national and locally designated sites, take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure, and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.	NPPF Para 175	Set out in adopted Local Plan through site allocations and a suite of policies (Strategic Policies S4 and Policy DM16). Review will need to ensure any amendments through the review are compliant with latest NPPF wording.
100.	Great weight should be given to National Parks, the Broads and the Areas of Outstanding Natural Beauty. The scale and extent of development within these designated areas should be limited. Development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.	NPPF Para 176	There are no National Parks or Areas of Outstanding Natural Beauty within Chelmsford.
101.	Conserve the special character and importance of Heritage Coast areas.	NPPF Para 178	Set out in adopted Local Plan through site allocations and a suite of policies (Strategic Policies S3 and DM1 and DM15) and supporting Heritage Assessment evidence. Battlesbridge Conservation Area and South Woodham Ferrers (SWF) (including the Saltwork Scheduled Monument) are part of the Crouch Heritage Coast Area and protected by. Need to ensure any new allocations or amendments through the review remain compliant with the NPPF.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
102.	Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species, and identify and pursue opportunities for securing measurable net gains for biodiversity.	NPPF Para 179	Set out in adopted Local Plan through site allocations and a suite of policies (Strategic Policies S4 and Policy DM16), supporting evidence base and Making Places SPD. Need to ensure any amendments through the review are compliant with latest NPPF wording and provide for measurable net gain.
103.	Ensure that a site is suitable for its proposed use taking account of ground conditions, any risks arising from land instability and contamination, and the likely effects of pollution on health, living conditions and the natural environment.	NPPF Para 183 & 185	Set out in adopted Local Plan through site allocations and a suite of policies (Strategic Policies S4 and DM30). Need to ensure any amendments through the review remain compliant with the NPPF.
104.	Sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas.	NPPF Para 186	Set out in adopted Local Plan through site allocations and a suite of policies (Strategic Policies S4 and DM30). Evidence to be updated and reassessed to include any additional allocations. Need to ensure any amendments through the review remain compliant with the NPPF.
105.	Ensure that new development can be integrated effectively with existing businesses and community facilities.	NPPF Para 187	Set out in adopted Local Plan through site allocations and supporting evidence and policy DM29. Need to ensure any additional allocations and amendments through the review remain compliant with the NPPF.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
106.	<i>Historic Environment</i>		
107.	Set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.	NPPF Para 190	Set out in adopted Local Plan through site allocations and a suite of policies (Strategic Policies S3 and DM1 and DM15) and supporting Heritage Assessment evidence. Need to ensure any amendments through the review remain compliant with the NPPF.
108.	<i>Minerals</i>		
109.	Provide for the extraction of mineral resources of local and national importance.	NPPF Para 210	Adopted Local Plan and its allocations are informed by the Minerals Local Plan. The MLP is under review and there is a need to ensure any review of the adopted Local Plan is compliant with any changes made to the MLP.
110.	Take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials.	NPPF Para 210	Adopted Local Plan and its allocations are informed by the Minerals Local Plan. The MLP is under review and there is a need to ensure any review of the adopted Local Plan is compliant with any changes made to the MLP.
111.	Safeguard mineral resources by defining Mineral Safeguarding Areas and Mineral Consultation Areas.	NPPF Para 210	Adopted Local Plan and its allocations are informed by the Minerals Local Plan (MLP). The MLP includes Minerals Safeguarded Areas (MSA) and Minerals Consultation Areas (MCA). The MLP is under review and there is a need to ensure any review of the adopted Local Plan is compliant with any changes made to these layers within the MLP. The NPPF does not require the Local Plan to include these layers on the Policies Map, but regard needs to be had to them. Consider whether policies

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
			within the Local Plan need to be clearer on the need to consider MSA and MCA or if it remains appropriate to simply rely upon the MLP.
112.	Encourage the prior extraction of minerals, where practical and environmentally feasible, if it is necessary for non-mineral development to take place.	NPPF Para 210	Adopted Local Plan and its allocations are informed by the Minerals Local Plan. The MLP is under review and there is a need to ensure any review of the adopted Local Plan is compliant with any changes made to the MLP. Partial review required to address this NPPF requirement.
113.	Safeguard existing, planned and potential sites for: the bulk transport, handling and processing of minerals, the manufacture of concrete and concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material.	NPPF Para 210	Adopted Local Plan and its allocations are informed by the Minerals Local Plan. The MLP is under review and there is a need to ensure any review of the adopted Local Plan is compliant with any changes made to the MLP.
114.	Set out criteria or requirements to ensure that permitted and proposed operations do not have unacceptable adverse impacts on the natural and historic environment or human health	NPPF Para 210	Adopted Local Plan and its allocations are informed by the Minerals Local Plan. The MLP is under review and there is a need to ensure any review of the adopted Local Plan is compliant with any changes made to the MLP.
115.	Recognise that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction	NPPF Para 210	Adopted Local Plan and its allocations are informed by the Minerals Local Plan. The MLP is under review and there is a need to ensure any review of the adopted Local Plan is compliant with any changes made to the MLP.
116.	Ensure that worked land is reclaimed at the earliest opportunity, taking account of aviation safety, and that	NPPF Para 210	Adopted Local Plan and its allocations are informed by the Minerals Local Plan. The MLP is under review and there is a need

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
	high-quality restoration and aftercare of mineral sites takes place.		to ensure any review of the adopted Local Plan is compliant with any changes made to the MLP.

Chelmsford City Council, August 2022