

OSP001

PAS LOCAL PLAN ROUTE MAPPER TOOLKIT PART 1: LOCAL PLAN REVIEW ASSESSMENT

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 matrix is intended to supplement the [National Planning Policy Framework](#) (NPPF) (paragraph 33 in particular) and the associated [National Planning Practice Guidance](#) on the review of policies within the plan. Completing the matrix will help understand which policies may be out of date for the purposes of decision making or where circumstances may have changed and whether or not the policy / policies in the plan continue to be effective in addressing the specific local issues that are identified the plan. This in turn will then help to focus on whether and to what extent, an update of policies is required.

This part of the toolkit deals only with local plan review. Part 2 of the toolkit sets out the content requirements for a local plan as set out in the NPPF. Part 3 of the toolkit outlines the process requirements for plan preparation set out in legislation and the NPPF. Soundness and Plan Quality issues are dealt with in Part 4 of the toolkit.

Part 2 of the toolkit provides a checklist which sets out the principal requirements for the content and form of local plans against the relevant paragraphs of the NPPF. Completing Part 2 of the toolkit helps determine the extent to which the current plan does or does not accord with relevant key requirements in national policy. This will assist in completing question 1 in the assessment matrix provided below, and in deciding whether or not there is a need to update policies in the plan, and to what extent.

The matrix requires considering each of the statements listed in the “requirements to consider” column against the content of the current plan. This considers policies in the adopted Local Plan alongside ‘made’ neighbourhood plans. A decision is made as to whether the Council:

- Disagree (on the basis that the plan does not meet the requirement at all);
- Agree (on the basis that we are confident that your current plan will meet the requirement)

The results of the assessment will inform the decision (A17 in the matrix) as to whether or not the Local Plan should be updated, and the reasons for that decision.

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A	PLAN REVIEW FACTORS		
A1.	<p>The plan policies still reflect current national planning policy requirements.</p> <p>PROMPT: As set out above in the introductory text, in providing your answer to this statement consider if the policies in your plan still meet the ‘content’ requirements of the current NPPF, PPG, Written Ministerial Statements and the National Model Design Code (completing Part 2 of the toolkit will help you determine the extent to which the policies in your plan accord with relevant key requirements in national policy).</p>	Disagree	<p>Reason (with reference to plan policies, sections and relevant evidence): Part 2 of the Toolkit outlines how much of the Local Plan meets NPPF requirements including in relation to the Green Belt, Plan Content and Communications. However, as the Local Plan was not prepared using the latest NPPF, some aspects are not fully reflected including in respect of Housing, Town Centres and Transport. The adopted Local Plan will be revised to ensure that it fully NPPF compliant.</p>
A2.	<p>There has not been a <u>significant</u> change in local housing need numbers from that specified in your plan (accepting there will be some degree of flux).</p> <p>PROMPT: Look at whether your local housing need figure, using the standard methodology as a starting point, has gone up significantly (with the measure of significance based on a comparison with the housing requirement set out in your adopted local plan).</p> <p>Consider whether your local housing need figure has gone down significantly (with the measure of significance based on a comparison with the housing requirement set out in your</p>	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence sources): The Local Plan sets a requirement of 805 dwellings per annum. The Government’s Standard Method for calculating housing need sets out 930-980 dwellings per annum over the last few years. The April 2022 figure is 946 dwellings per annum.</p> <p>Supply in the Local Plan delivers approximately 950 dwellings per annum over the Plan period 2013-2036.</p> <p>It is considered that a minimum number of 1000 dwellings per annum is likely, and currently there would be no supply buffer available with the sites we have.</p>

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
	adopted local plan). You will need to consider if there is robust evidence to demonstrate that your current housing requirement is deliverable in terms of market capacity or if it supports, for example, growth strategies such as Housing Deals, new strategic infrastructure investment or formal agreements to meet unmet need from neighbouring authority areas.		The size, type and tenure of housing needed for different groups in the community will be reviewed in a revised local housing needs assessment.
A3.	<p>You have a 5-year supply of housing land</p> <p>PROMPT: Review your 5-year housing land supply in accordance with national guidance including planning practice guidance and the Housing Delivery Test measurement rule book</p>	Agree but needs to be carefully monitored	<p>Reason (with reference to plan policies, sections and relevant evidence sources): The April 2022 5 Year Land Supply position statement shows the Council can demonstrate 7.39 years of supply. This includes a 5% buffer in order to ensure choice and competition in the marketplace. A 5-year Land Supply Methodology provides further supporting information.</p> <p>Yes, at the moment. COVID 19 does not seem to have impacted delivery rates too badly so we assume that future delivery will continue as projected based on advice from developers set out in April 2022 Housing Site Schedule.</p>
A4.	<p>You are meeting housing delivery targets</p> <p>PROMPT: Use the results of your most recent Housing Delivery Test, and if possible, try and forecast the outcome of future Housing Delivery Test findings. Consider whether these have/are likely to trigger the requirement for the development of an action plan or trigger the presumption in favour of sustainable development. Consider the reasons for this and whether you need to review the site allocations that your plan is reliant</p>	Agree but needs to be carefully monitored	Sites are coming forward in accordance with the masterplan process and generally with higher numbers than in the plan, and within timeframes. We will keep this under review annually, alongside the Housing Delivery Test. The 2021 figure (published in January 2022) shows that Chelmsford exceeded the Housing Delivery Test threshold by 40%.

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	upon. In doing so you need to make a judgement as to whether updating your local plan will support delivery or whether there are other actions needed which are not dependent on changes to the local plan.		
A5.	<p>Your plan policies are on track to deliver other plan objectives including any (i) affordable housing targets including requirements for First Homes; and (ii) commercial floorspace/jobs targets over the remaining plan period.</p> <p>PROMPT: Use (or update) your Authority Monitoring Report to assess delivery.</p>	Agree but needs to be carefully monitored	<p>The Annual Monitoring Report (The AMR) shows housing targets are generally all being met. There are two areas where trigger for action were met (35% target for affordable housing, and 5% of new affordable dwellings to meet M4(3) on developments of 30 or more dwellings).</p> <p>Paragraphs 7.13 to 7.15 of the AMR 2021 set out the actions required as a result of these triggers being met. In summary, although more than 20% of threshold sites have achieved less than 35% affordable housing provision, this output does not reflect the financial sums in lieu of on-site affordable housing that have been secured on two of the four sites. These circumstances are unique to the two sites, and when combined with the 100% affordable housing delivery secured on one of the other sites, the overall output is 34%. The AMR sets out that the Local Plan review will consider the type and quantum of affordable housing secured through Policy DM2. This review will include First Homes. A planning advice note on First Homes (January 2022) has been published in the interim which sets out what a policy compliant planning application containing affordable housing should consist of.</p> <p>The target of 5% of new affordable dwellings to meet M4(3) on developments of 30 or more dwellings was not secured on one</p>

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			<p>permission because of a separate arrangement being negotiated regarding the parking provision, which in turn enabled a higher proportion of affordable housing to be secured. This arrangement was unique to this site and its location, therefore, the circumstances that have led to the trigger in this instance should not occur again. Consequently, whilst the trigger has been met in the 2020/21 AMR it is not considered necessary to justify a review of this policy requirement at present.</p> <p>The AMR sets out the full details of losses and gains for various different employment uses. In light of the 2020 amendment of the Use Class Order that saw Classes A and B1 revoked and the creation of Class E that now encompasses these uses, a policy review is necessary in due course to revise the approach of protecting retail and employment uses across the administrative area. Masterplans for employment allocations in the Local Plan are at an advanced stage and applications for these sites are expected to come forward within the projected timeframes of the allocations.</p> <p>It has been observed that the dynamic of retail allocations is changing as a consequence of the pandemic. This, alongside the changes to the Use Classes Order, has resulted in some fundamental changes to the demand and functionality of these facilities which will need to be monitored as the Council reviews the Local Plan.</p>
A6.	There have been no significant changes in economic conditions which could challenge the delivery of the Plan, including the	Agree	Reason (with reference to plan policies, sections and relevant evidence sources):

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	<p>policy requirements within it.</p> <p>PROMPT: A key employer has shut down or relocated out of the area.</p> <p>Unforeseen events (for example the Covid-19 Pandemic) are impacting upon the delivery of the plan.</p> <p>Up-to-date evidence suggests that jobs growth is likely to be significantly more or less than is currently being planned for.</p> <p>Consider if there is any evidence suggesting that large employment allocations will no longer be required or are no longer likely to be delivered.</p> <p>You will need to consider whether such events impact on assumptions in your adopted local plan which have led to a higher housing requirement than your local housing need assessment indicates.</p> <p>Consider what the consequences could be for your local plan objectives such as the balance of in and out commuting and the resultant impact on proposed transport infrastructure provision (both capacity and viability), air quality or climate change considerations.</p>		<p>Whilst the worst impacts of COVID are now in the past there has been impact on the local economy. And there are of course macro factors that are driving business decisions – operational costs, utility costs, having too much space for hybrid working etc. A number of businesses have closed, although there have been no major economic shocks or losses. However, businesses are changing how they operate, and we are seeing larger office spaces contract and higher demand for co-working office space of high quality on flexible terms. City Centre retail is contracting, and we know that our city centre will need to adapt to the changing demands and needs of customers. The Local Plan review will address the need for a flexible approach to employment space provision in an evolving global, national and local economy.</p> <p>Given national and local economic factors a review of employment land provision is being undertaken as part of the Local Plan review to ensure that the Local Plan allocations provide for sufficient flexibility and to meet the Council's wider economic vision.</p> <p>The masterplan Strategic Growth Site 3b in East Chelmsford which includes a new 5,000 sqm employment allocation has been approved. The masterplan for Strategic Growth Site 6 North East Chelmsford for 45,000 sqm of office/business floorspace is also advancing. Applications for these sites are expected to come forward within the projected timeframes of the allocations.</p>

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A7.	<p>There have been no significant changes affecting viability of planned development.</p> <p>PROMPT: You may wish to look at the Building Cost Information Service (BCIS) All-in Tender Price Index, used for the indexation of Community Infrastructure Levy (CIL), or other relevant indices to get a sense of market changes.</p> <p>Consider evidence from recent planning decisions and appeal decisions to determine whether planning policy requirements, including affordable housing, are generally deliverable.</p> <p>Ongoing consultation and engagement with the development industry may highlight any significant challenges to delivery arising from changes in the economic climate.</p>	Agree but will continue to be monitored	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>The viability of the revised Local Plan policies will all need to be reviewed but we will need time to see how COVID 19 has impacted the country and Chelmsford City Council's (CCC) area to understand what the future trends may be. Material costs and availability are currently an issue but unknown if this is short term. Costs will inevitably have changed and will need reviewing. The Council has continued to test the viability of development sites in the Local Plan through the Strategic Housing and Employment Land Availability Assessment (SHELAA) conducted each year.</p> <p>The AMR reports one reduced contribution due to a viability assessment relating to an atypical development site. There has also been a site-specific viability assessment relating to a typology not tested in the current Local Plan (build to rent).</p> <p>Despite maintaining a good supply of new affordable homes, overall affordable housing supply is not keeping up with demand and there is a chronic undersupply of three and four bedroom affordable homes for rent. The quantum, type and tenure of affordable housing needed will be reviewed in a new local housing needs assessment and a new Local Plan review viability assessment. The latter will also reflect and changes in the infrastructure required to deliver the plan.</p> <p>Otherwise, affordable housing delivery seems to be reasonable and planning decisions/appeals do not suggest this is not deliverable.</p>

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A8.	<p>Key site allocations are delivering, or on course to deliver, in accordance the local plan policies meaning that the delivery of the spatial strategy is not at risk.</p> <p>PROMPT:</p> <p>Identify which sites are central to the delivery of your spatial strategy. Consider if there is evidence to suggest that lack of progress on these sites (individually or collectively) may prejudice the delivery of housing numbers, key infrastructure or other spatial priorities. Sites may be deemed to be key by virtue of their scale, location or type in addition to the role that may have in delivering any associated infrastructure.</p>	Agree but needs to be carefully monitored	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>Overall key sites are coming forward in accordance with the masterplan process and within timeframes. A number of masterplans have been approved for Strategic Site Allocations and planning applications are being considered/under preparation. As such, the overall Spatial Strategy is considered robust.</p> <p>All site allocations will be reviewed see if there is the expected progress and if those commenced are expected to deliver at previously expected rates.</p>
A9.	<p>There have been no significant changes to the local environmental or heritage context which have implications for the local plan approach or policies.</p> <p>PROMPT:</p> <p>You may wish to review the indicators or monitoring associated with your Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) / Habitats Regulations Assessment (HRA).</p> <p>Identify if there have been any changes in Flood Risk Zones, including as a result of assessing the effects of climate change.</p> <p>Consider whether there have been any changes in air quality which has resulted in the designation of an Air Quality Management Area(s) or which would or could result in a likely</p>	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>The AMR does not identify any contingency / action required at this stage against any of the policies relating to protecting the countryside or the natural environment. It identifies a small number of additional sites/buildings being added or removed to heritage registers in table 24.</p> <p>An update to the Strategic Flood Risk Assessment (SFRA) is being commissioned to provide an overview for all sources of flood risk and the current and future impacts of climate change throughout the plan area.</p> <p>There have been no major changes to Air Quality Management Areas (AQMA)s. There are still two AQMA)s in the plan area (Army</p>

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	<p>significant effect on a European designated site which could impact on the ability to deliver housing or employment allocations.</p> <p>Consider whether there have been any changes to Zones of Influence / Impact Risk Zones for European sites and Sites of Special Scientific Interest or new issues in relation to, for example, water quality.</p> <p>Consider whether there have been any new environmental or heritage designations which could impact on the delivery of housing or employment / jobs requirements / targets.</p> <p>Consider any relevant concerns being raised by statutory consultees in your area in relation to the determination of individual planning applications or planning appeals which may impact upon your plan - either now or in the future.</p>		<p>& Navy and Danbury). Due to Covid 19 impact on traffic, measured air quality is better than before but as traffic is returning to normal, we will have to see if there are any further exceedances through ongoing monitoring. The Army & Navy will have to wait for the new junction to be constructed and have a full year of monitoring after completion.</p> <p>Zones of influences around Essex Estuaries Special Area of Conservation (SAC) and Crouch and Roach Estuaries Special Protection Areas (SPA) are currently covered by the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), and there have been no change to this since plan adoption. The zones of influence for the Hatfield Forest Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR) have recently been extended.</p> <p>The South East InShore Marine Plan has been adopted since the Local Plan was adopted and will be taken into account as part of the review, alongside the emerging Essex Water Strategy due for completion in late 2023.</p> <p>The Essex Minerals Local Plan is being updated by Essex County Council with the Issues and Options consultation indicating that additional minerals site allocations will be required with associated safeguarded areas and potential changes to the way sites are assessed as being viable for mineral extraction prior to other development. Implications of the update will be considered during the Chelmsford Local Plan review process and liaison is taking place through the Duty-to-Cooperate process.</p>

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			<p>The Environment Act will introduce new regulations during 2022 so new requirements need to be reflected in plan policies, for example, Biodiversity Net gain and Nature Recovery Networks. There are no further heritage designations at present that impact allocations.</p> <p>The review plan will consider whether planning policies are working well in relation to applications and appeals decisions, and opportunities to make them more effective. No key concerns are identified in the AMR 2020/21, but this will be kept under review and tested at the Issues and Options consultation stage with statutory consultees.</p>
A10.	<p>No new sites have become available since the finalisation of the adopted local plan which require the spatial strategy to be re-evaluated.</p> <p>PROMPT:</p> <p>Consider if there have been any new sites that have become available, particularly those within public ownership which, if they were to come forward for development, could have an impact on the spatial strategy or could result in loss of employment and would have a significant effect on the quality of place if no new use were found for them.</p> <p>Consider whether any sites which have now become available within your area or neighbouring areas could contribute towards meeting any previously identified unmet needs.</p>	Agree but will be informed by next SHELAA	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>The results of the next SHELAA in summer 2022 will be reviewed as well as any loss of office/employment space a result of COVID 19 as part of the new employment evidence base.</p>

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A11.	<p>Key planned infrastructure projects critical to plan delivery are on track and have not stalled / failed and there are no new major infrastructure programmes with implications for the growth / spatial strategy set out in the plan.</p> <p>PROMPT: You may wish to review your Infrastructure Delivery Plan (IDP) / Infrastructure Funding Statement, along with any periodic updates, the Capital and Investment programmes of your authority or infrastructure delivery partners and any other tool used to monitor and prioritise the need and delivery of infrastructure to support development.</p> <p>Check if there have been any delays in the delivery of critical infrastructure as a result of other processes such as for the Compulsory Purchase of necessary land.</p> <p>Identify whether any funding announcements or decisions have been made which materially impact upon the delivery of key planned infrastructure, and if so, will this impact upon the delivery of the Local Plan.</p>	Agree but IDP needs updating	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>Funding for the delivery of a new railway station at Beaulieu and the Chelmsford North East Bypass has been secured. The first phase of the Chelmsford North East Bypass is expected to open in 2024/25, and the new railway station in North East Chelmsford is due to open in 2025/26. Although both projects are now projected to be completed a couple of years later than originally planned, this should not constrain development delivery.</p> <p>The Infrastructure Delivery Plan (IDP) will be reviewed as part of the review to inform viability work as well as any changes to policy and site allocation requirements.</p> <p>No Compulsory Purchase Orders are being pursued in relation to site allocations.</p>

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A12.	<p>All policies in the plan are achievable and effective including for the purpose of decision-making.</p> <p>PROMPT: Consider if these are strategic policies or those, such as Development Management policies, which do not necessarily go to the heart of delivering the Plan's strategy.</p> <p>Identify if there has been a significant increase in appeals that have been allowed and /or appeals related to a specific policy area that suggest a policy or policies should be reviewed.</p> <p>Consider whether there has been feedback from Development Management colleagues, members of the planning committee, or applicants that policies cannot be effectively applied and / or understood.</p>	Disagree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>The review plan will consider where planning policies are working well in relation to applications and appeals decisions, and opportunities to make them more effective. No key concerns are identified in the AMR 2020/21, but this will be kept under review and comments on policy effectiveness will be invited during the Issues and Options consultation stage.</p> <p>Feedback from Development Management colleagues and members of planning committee has identified some areas for policy development to make them more effective, ensure that they are compliant with the 2021 NPPF and meet new local aspirations, for example, to address the climate and ecological change emergency. The emerging evidence base will also help to inform policy development. Policies requiring changes are DM4 and DM5 relating to employment and retail centres as a result of the 2020 amendment of the Use Class Order.</p> <p>Part 2 of the Toolkit outlines how much of the Local Plan meets NPPF requirements including in relation to the Green Belt, Plan Content and Communications. However, as the Local Plan was not written against the latest NPPF, some aspects are not fully reflected including in respect of Housing, Town Centres and Transport. The adopted Local Plan will be revised to ensure that it fully NPPF compliant.</p>

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A13.	<p>There are no recent or forthcoming changes to another authority's development plan or planning context which would have a material impact on your plan / planning context for the area covered by your local plan.</p> <p>PROMPT: In making this assessment you may wish to:</p> <ul style="list-style-type: none"> ● Review emerging and adopted neighbouring authority development plans and their planning context. ● Review any emerging and adopted higher level strategic plans including, where relevant, mayoral/ combined authority Spatial Development Strategies e.g. The London Plan. ● Review any relevant neighbourhood plans ● Consider whether any of the matters highlighted in statements A1- A12 for their plan may impact on your plan - discuss this with the relevant authorities. ● Consider any key topic areas or requests that have arisen through Duty to Cooperate or strategic planning discussions with your neighbours or stakeholders - particularly relating to meeting future development and /or infrastructure needs. 	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>The review will consider new and emerging plans including</p> <ul style="list-style-type: none"> ● South East InShore Marine Plan, adopted June 2021 ● Essex Minerals Plan Issues and Options consultation, published February 2022 ● Maldon District Issues and Options consultation, published February 2022 ● Writtle and South Woodham Ferrers Neighbourhood Plans. <p>Ongoing discussions will take place with adjoining neighbouring local planning authorities on the review and progress with their own Local Plans through the Duty-to-Cooperate Strategy.</p> <p>Regard will be had to cross-boundary issues identified in the council's updated Duty-to-Cooperate Strategy approved in February 2022.</p> <p>The review will also consider the implications of Development Consent Order proposals within the area including the A12 widening, Longfield Solar Farm and National Grid Green.</p>

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A14.	<p>There are no local political changes or a revised / new corporate strategy which would require a change to the approach set out in the current plan.</p> <p>PROMPT: In making this assessment you may wish to:</p> <ul style="list-style-type: none"> ● Review any manifesto commitments and review the corporate and business plan. ● Engage with your senior management team and undertake appropriate engagement with senior politicians in your authority. ● Consider other plans or strategies being produced across the Council or by partners which may impact on the appropriateness of your current plan and the strategy that underpins it, for instance, Growth Deals, economic growth plans, local industrial strategies produced by the Local Economic Partnership, housing/ regeneration strategies and so on. 	Disagree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>There is a need to update the Plan in respect of the current administrations objectives, plans and strategies and how policies can better reflect these including Our Chelmsford, Our Plan, Health and Wellbeing Plan, Public Open Spaces Policy, Housing Additionality Advice Note, First Homes Advice Note, and the Climate Change and Ecological Emergency Action Plan.</p> <p>There may be a need to update the Plan in light of other plans or strategies produced by other partners such as the emerging update to the Essex Minerals Local Plan. The Integrated Impact Assessment reviews relevant policies and programme for the review of the Local Plan. This will feed into a framework which we will use to assess the potential environmental, social, economic and health performance of the Local Plan and any reasonable alternatives.</p>

	ASSESSING WHETHER OR NOT TO UPDATE YOUR PLAN POLICIES	YES/NO (please indicate below)	
A15.	You AGREE with <u>all</u> of the statements above	No	<p><u>If no</u> go to question A16.</p> <p><u>If yes</u>, you have come to the end of the assessment. However, you must be confident that you are able to demonstrate and fully justify that your existing plan policies / planning position clearly meets the requirements in the statements above and that you have evidence to support your position.</p> <p>Based on the answers you have given above please provide clear explanation and justification in section A17 below of why you have concluded that an update is not necessary including references to evidence or data sources that you have referenced above. Remember you are required to publish the decision not to update your local plan policies. In reaching the conclusion that an update is not necessary the explanation and justification for your decision must be clear, intelligible and able to withstand scrutiny.</p>
A16.	You DISAGREE with one or more of the statements above and the issue can be addressed by an update of local plan policies	Yes	<p>If yes, based on the above provide a summary of the key reasons <u>why</u> an update to plan policies is necessary in section A17 below and complete Section B below.</p>
A17.	<p><u>Decision:</u> Update plan policies</p> <p>Reasons for decision on whether or not to update plan policies (clear evidence and justification will be required where a decision not to</p>		

	update has been reached): <ul style="list-style-type: none"> • Plan needs to reflect standard method housing numbers as it was based on Objectively Assessed Housing Needs • Changes to economic needs and working patterns as a result of COVID 19 • Policies need to reflect latest NPPF • Change in administrations priorities, plans and strategies needs to be reflected in the Plan • Plan only runs until 2036 so should be extended to cover a minimum of 15 years 		
	B. POLICY UPDATE FACTORS	YES/NO (please indicate below)	Provide details explaining your answer in the context of your plan / local authority area
B1	Your policies update is likely to lead to a material change in the housing requirement which in turn has implications for other plan requirements / the overall evidence base.	Yes	Local Plan needs to be updated to reflect the Government's Standard Methodology for calculating housing need and this increases numbers from the adopted Plan which impacts other plan requirements, such as infrastructure. All evidence base is set on the current numbers (highways, air quality, schools etc).
B2	The growth strategy and / or spatial distribution of growth set out in the current plan is not fit for purpose and your policies update is likely to involve a change to this.	Yes	Current strategy is fit for purpose but increasing the numbers goes beyond the capacity of existing sites so further allocations will be required to be found. As such, the strategy will need to evolve to include further allocations.
B3	Your policies update is likely to affect more than a single strategic site or one or more strategic policies that will have consequential impacts on other policies of the plan.	Yes	Further strategic site policies will be required to facilitate the additional housing numbers required, these will impact other policies of the plan. Additional local administration objectives, plans and strategies may require changes to or additional strategic policies.
	You have answered yes to one or more questions above.		You are likely to need to undertake a full update of your spatial strategy and strategic policies (and potentially non-strategic policies). Use your responses above to complete Section B4.

	You have said no to <u>all</u> questions (B1 to B3) above		If you are confident that the update can be undertaken without impacting on your spatial strategy and other elements of the Plan, you are likely to only need to undertake a partial update of policies. Complete Section B4 to indicate the specific parts / policies of the plan that are likely to require updating based on the answers you have given above.
B4	<p>Decision: Full review of Plan Policies, although this is likely to result in a partial changes to the adopted Local Plan.</p> <p>Reasons for scope of review: The current strategy is fit for purpose, but the adopted Local Plan needs to be updated in some areas to reflect the Standard Method for calculating housing need and changes in economic requirements. Increasing the numbers goes beyond the capacity of existing sites so further allocations will be required to be found so the strategy will need to evolve to include further allocations, but it is envisaged that this can be undertaken using the principles underpinning the adopted Spatial Strategy. This increase in numbers will impact other policy requirements within the Plan, especially infrastructure required to support the allocations. In addition, all evidence base set on the current housing numbers (highways, air quality, schools etc) will need to be updated to reflect new requirements.</p> <p>Further strategic site policies will be required to facilitate the additional housing numbers required, these will also impact other policies of the plan. Additional local administration objectives, plans and strategies may also require changes to or additional strategic and other policies within the review of the Plan.</p>		