

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

Why you should use this part of the toolkit

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). Guidance to supplement the NPPF is set out within [National Planning Practice Guidance](#), which is regularly updated by the Government. You should review relevant sections of the National Planning Practice Guidance and consider any implications for your policies.

This part of the Toolkit will assist by informing all plan making stages, including any visioning and scoping exercises seeking to ascertain what the plan should cover. It should be applied before consultation or publication of a local plan update. This will help to ensure that you have considered all of the key plan-making requirements in preparing your plan in accordance with the NPPF.

This part of the toolkit deals only with the local plan content requirements specified in the NPPF. Toolkit Part 1 provides more detail on carrying out a review of the need to update policies within your plan. Toolkit Part 3 sets out the process requirements for local plan preparation as set out in legislation and the NPPF. Soundness and Plan Quality issues are dealt with in Toolkit Part 4.

How to use this part of the toolkit

You can use column C in the table to record the results of your assessment against the checklist for the following plan making stages:

- Local Plan Review:** The toolkit can be used to inform the decision on whether or not your local plan policies need to be updated. In this case:
- Ask yourself whether the development plan for your area (which may comprise more than one development plan document or include a spatial development strategy and/or neighbourhood plans) still meets current NPPF requirements.
 - Identify which policy and document addresses the requirement in column C or identify why it is not relevant.

If your plan was adopted under the NPPF 2012 you might find the following quick reference colour codes helpful to identify new or revised NPPF requirements since the adoption of your plan:

Key:

New plan-making requirement of the NPPF 2019 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

Scoping your policies update: The checklist can also be used to determine the scope of your local plan policies update and ensure that content requirements are addressed. You can work through each section of the table to determine:

- whether the provision is relevant to your local plan policies update/ planning context of your local authority area(s); and then
- consider whether your local plan policies update will need to address these content requirements or identify whether they are contained in other documents that form the development plan in your area.

Assessing your draft policies update: The checklist can also be used to ensure that your emerging draft policies update is adequately addressing content requirements of national planning policy. You can work through each section of the table to determine:

- whether the provision is relevant to your local plan policies update/planning context of your local authority area(s); and then
- if it is, whether your draft local plan policies update addresses these content requirements (or identify whether they are contained in other documents that form part of the development plan in your area).

How to use the results of this part of the toolkit

This checklist is to help you review your policies and/or develop an update to these where required. There is no requirement to publish or submit this table to the Planning Inspectorate. However, you may find it (or some elements) helpful to assist you in demonstrating how the policies update does/does not accord with the NPPF.

	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 and written ministerial statements.	NPPF Para 5, 6	N/A
2.	Contribute to the achievement of sustainable development.	NPPF Para 8, 9, 16	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policies CS2 and CS7 of the Core Strategy for the former St Edmundsbury Area, policies CS2, CS6 and CS10 of the Core Strategy for the former Forest Heath Area and Policies DM1, DM5 of the Joint Development Management Policies Document are particularly relevant to this requirement.
3.	Apply the presumption in favour of sustainable development.	NPPF Para 11	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy DM1 is particularly relevant to this requirement.
4.	Provide a positive vision for the future; a framework for addressing housing needs and other economic, social and environmental priorities.	NPPF Para 15	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policies CS1, CS11, CS12 and CS13 of the Core Strategy for the former St Edmundsbury Area and policies CS1, CS6 and CS7 of the Core Strategy for the former Forest Heath area are particularly relevant to this requirement.
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	Aspirations and delivery are satisfied through the Core Strategy vision statements strategic objectives and as well as the policies to deliver them. The policies in all documents are clear and unambiguous, serve a clear purpose and avoid duplication and were tested as such at the Local Plan Examinations. The West Suffolk Council website provides good

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			digital access to the policies and allocations through online documents digital mapping.
6.	<i>Plan Content</i>		
7.	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 quality of development.	NPPF Para 17, 20	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policies CS1, CS4, CS11, CS12, and CS13 of the Core Strategy for the former St Edmundsbury Area and policies CS1 and CS7 of the Core Strategy for the former Forest Heath area are particularly relevant to this requirement.
8.	Outline which policies are 'strategic' policies	NPPF Para 21	The Council's strategic policies have been determined and are outlined in a document available on the planning policy pages of the website. https://www.westsuffolk.gov.uk/planning/Planning_Policies/upload/Strategic-Policies-for-the-purpose-of-Neighbourhood-Plans-2017-10-11.pdf See also the analysis of the Core Strategies assessments.
9.	Strategic policies should look ahead over a minimum 15-year period <u>from adoption</u> .	NPPF Para 22	From the date of adoption the former St Edmundsbury Core Strategy (adopted 2010) and Vision 2031 documents (adopted 2014), as well as the former Forest Heath Core Strategy (adopted 2010), look ahead over a minimum 15 year period to 2031. The former Forest Heath area Single Issue Review and Site Allocations Local Plan look ahead 12 years from adoption (adopted 2019), but the start date for the plans is 2011, therefore a review of these policies is not required.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
10.	Indicate broad locations for development on a key diagram, and land use designations and allocations on a policies map.	NPPF Para 23	These are found in the policies map book for both of the Local Plan areas. The policies map books are in line with the Core Strategies and site allocation policy documents for both areas. See the analysis of the Core Strategies assessments.
11.	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	See the analysis of the Core Strategies assessments. Policies CS1, CS4, CS6 and CS10 of the Core Strategy for the former St Edmundsbury Area and policies CS1, CS7 (SIR review) and CS8 of the Core Strategy for the former Forest Heath area are particularly relevant to this requirement.
12.	Include non-strategic policies to set out more detailed policies for specific areas.	NPPF Para 18, 28	The policies not identified in the Strategic policies document are non-strategic. See also the analysis of the Joint Development Management Policies Document assessments.
13.	Set out contributions expected from development, and demonstrate that expected contributions will not undermine the deliverability of the Plan.	NPPF Para 34, 57	See the analysis of the Core Strategies assessments. Policies CS5 and CS14 of the Core Strategy for the former St Edmundsbury Area and policies CS9 and CS13, CS6 and CS10 of the Core Strategy for the former Forest Heath area are particularly relevant to this requirement.
	<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.	NPPF Para 60	See the analysis of the Core Strategies assessments. Policy CS1 and CS7 of the Core Strategy for the former St Edmundsbury Area and policy CS1 and CS7 (SIR review) of the Core Strategy for the former Forest Heath area are particularly relevant to this requirement, along with the underlying evidence bases produced to support the policies.
15.	Identify the size, type and tenure of housing needed for different groups.	NPPF Para 61	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS5 of the Core Strategy for the former St Edmundsbury Area, policy CS9 of the Core

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
			Strategy for the former Forest Heath Area and policies DM3, DM4 and DM23 of the Joint Development Management Policies Document are particularly relevant to this requirement.
16.	Where a need for affordable housing is identified, specify the type of affordable housing required.	NPPF Para 62	See the analysis of the Core Strategies assessments. Policy CS5 of the Core Strategy for the former St Edmundsbury Area and policy CS9 of the Core Strategy for the former Forest Heath area are particularly relevant to this requirement.
17.	Expect at least 10% 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	NPPF Para 64	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS5 of the Core Strategy for the former St Edmundsbury Area and policy CS9 of the Core Strategy for the former Forest Heath area are particularly relevant to this requirement.
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 65	Between the time the Local plan documents were written and this review several neighbourhood areas have requested a housing requirement figure. This will be reflected within the West Suffolk Local Plan.
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 67	The housing trajectories in the former St Edmundsbury area Core Strategy and former Forest area SIR detail the housing supply.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
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 68	This is a new requirement which will need to be met in the West Suffolk Local Plan. However, the SALP for the former Forest Heath area and the Vision 2031 documents allocate significantly fewer sites that are less than one hectare in size that would meet this requirement.
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 71	See the analysis of the Core Strategies assessments. Policy CS5 of the Core Strategy for the former St Edmundsbury Area and policy CS9 of the Core Strategy for the former Forest Heath area are particularly relevant to this requirement.
22.	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 73	The housing trajectory for the former St Edmundsbury and Forest Heath areas can be found in the appendices of their respective Core Strategy/SIR documents.
23.	Be responsive to local circumstances and support rural housing developments that reflect local needs.	NPPF Para 77	See the analysis of the Joint Development Management Policies Document assessments. Policies DM5, DM24, DM26, DM27, DM28 and DM29 of the Joint Development Management Policies Document are particularly relevant to this requirement, as well as Rural Vision 2031 and the former Forest Heath area SALP.
24.	Identify opportunities for villages to grow and thrive, especially where this will support local services.	NPPF Para 78	See the analysis of the Core Strategies assessments. Policies CS1, CS4 and CS13 of the Core Strategy for the former St Edmundsbury Area and Rural Vision 2031, policies CS1 and CS7 of the Core Strategy and the SALP for the former Forest Heath Area are particularly relevant to this requirement.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
25.	Avoid the development of isolated homes in the countryside unless specific circumstances are consistent with those set out in the NPPF.	NPPF Para 79	See the analysis of the Joint Development Management Policies Document assessments. Policies DM5, DM24, DM26, DM27, DM28 and DM29 of the Joint Development Management Policies Document are particularly relevant to this requirement.
<i>Economy</i>			
26.	Create conditions in which businesses can invest, expand and adapt.	NPPF Para 80	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policies CS9, CS10 and CS13 of the Core Strategy for the former St Edmundsbury Area, policies CS6 and CS11 of the Core Strategy for the former Forest Heath Area and policies DM30, DM31, DM32, DM33, DM34, DM38, DM40 and DM49 of the Joint Development Management Policies Document are particularly relevant to this requirement.
27.	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 81	See the analysis of the Core Strategies assessments. Policies CS9 and CS10 of the Core Strategy for the former St Edmundsbury Area, policies CS6 and CS11 of the Core Strategy for the former Forest Heath Area are particularly relevant to this requirement.
28.	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 81	The Vision documents for the former St Edmundsbury area and the SALP for the former Forest Heath area identify these sites.
29.	Seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment.	NPPF Para 81	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
30.	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 81	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policies CS9 and CS10 of the Core Strategy for the former St Edmundsbury Area, policies CS6 and CS11 of the Core Strategy for the former Forest Heath Area and policies DM5, DM30, DM31, DM32, DM34, DM35 and DM40 of the Joint Development Management Policies Document are particularly relevant to this requirement.
31.	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 82	See the analysis of the Joint Development Management Policies Document assessments. Policies DM47, DM48, DM49 and DM50 of the Joint Development Management Policies Document are particularly relevant to this requirement.
32.	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 83	See the analysis of the Joint Development Management Policies Document assessments. Policies DM5, DM30, DM31, DM32, DM33, DM34 and DM49 of the Joint Development Management Policies Document are particularly relevant to this requirement.
33.	Enable the development and diversification of agricultural and other land-based rural businesses.	NPPF Para 83	See the analysis of the Joint Development Management Policies Document assessments. Policies DM5, DM30, DM31, DM32, DM33, DM34 and DM49 of the Joint Development Management Policies Document are particularly relevant to this requirement.
34.	Enable sustainable rural tourism and leisure developments which respect the character of the countryside.	NPPF Para 83	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policies CS9 and CS10 of the Core Strategy for the former St Edmundsbury Area, policies CS6 of the Core Strategy for the former Forest Heath Area and policies DM5,

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
			DM30, DM31, DM32, DM33, DM34 and DM49 of the Joint Development Management Policies Document are particularly relevant to this requirement.
35.	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 83	See the analysis of the Joint Development Management Policies Document assessments. Policies DM5, DM30, DM31, DM32, DM33, DM34 and DM49 of the Joint Development Management Policies Document are particularly relevant to this requirement.
36.	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 84	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policies CS9 and CS10 of the Core Strategy for the former St Edmundsbury Area, policies CS6 of the Core Strategy for the former Forest Heath Area and policies DM5, DM30, DM31, DM32, DM33, DM34 and DM49 of the Joint Development Management Policies Document are particularly relevant to this requirement.
37.	<i>Town centres</i>		
38.	Define a network and hierarchy of town centres and promote their long-term vitality and viability.	NPPF Para 85	The Policies Map books for the former St Edmundsbury and Forest Heath areas outline the town centres within their respective areas. Also see the analysis of the Joint Development Management Policies Document assessments. Policy DM35 of the Joint Development Management Policies Document is particularly relevant to this requirement.
39.	Define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations.	NPPF Para 85	The Policies Map books for the former St Edmundsbury and Forest Heath areas outline the town centres and primary shopping areas within the towns. Also see the analysis of the Joint Development Management

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
			Policies Document assessments. Policy DM35 of the Joint Development Management Policies Document is particularly relevant to this requirement.
40.	Retain and enhance existing markets and, where appropriate, re-introduce or create new ones.	NPPF Para 85	See the analysis of the Joint Development Management Policies Document assessments. Policy DM39 of the Joint Development Management Policies Document is particularly relevant to this requirement.
41.	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 85	See the analysis of the Core Strategies assessments. Policy CS10 of the Core Strategy for the former St Edmundsbury Area and policy CS11 of the Core Strategy for the former Forest Heath Area are particularly relevant to this requirement. No town centre uses development were allocated within the Vision 2031* documents or the SALP. * Haverhill Vision did include town centre sites
42.	Where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre.	NPPF Para 85	See the analysis of the Joint Development Management Policies Document assessments. Policy DM35 of the Joint Development Management Policies Document are particularly relevant to this requirement.
43.	Recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.	NPPF Para 85	See the analysis of the Joint Development Management Policies Document assessments. Policy DM35 of the Joint Development Management Policies Document are particularly relevant to this requirement.
44.	<i>Healthy and safe communities</i>		

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
45.	Achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles.	NPPF Para 91	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS10 of the Core Strategy for the former St Edmundsbury Area, policy CS10 of the Core Strategy for the former Forest Heath Area and policies DM2, DM3, DM4, DM5, DM36, DM37 and DM41 of the Joint Development Management Policies Document are particularly relevant to this requirement.
46.	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 92	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS10 of the Core Strategy for the former St Edmundsbury Area, policy CS10 of the Core Strategy for the former Forest Heath Area and policies DM2, DM3, DM4, DM5, DM36, DM37 and DM41 of the Joint Development Management Policies Document are particularly relevant to this requirement.
47.	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 92	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS10 of the Core Strategy for the former St Edmundsbury Area, policy CS10 of the Core Strategy for the former Forest Heath Area and policies DM2, DM3, DM4, DM5, DM36, DM37 and DM41 of the Joint Development Management Policies Document are particularly relevant to this requirement.
48.	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 92	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS10 of the Core Strategy for the former St Edmundsbury Area, policy CS10 of the Core Strategy for the former Forest Heath Area and policies DM36, DM37 and DM41 of the Joint Development Management Policies Document are particularly relevant to this requirement.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
49.	Ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.	NPPF Para 92	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS10 of the Core Strategy for the former St Edmundsbury Area, policy CS10 of the Core Strategy for the former Forest Heath Area and policies DM2, DM36, DM37, DM38 and DM41 of the Joint Development Management Policies Document are particularly relevant to this requirement.
50.	Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.	NPPF Para 92	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS10 of the Core Strategy for the former St Edmundsbury Area, policy CS10 of the Core Strategy for the former Forest Heath Area and policies DM2, DM3, DM4, DM36, DM37 and DM41 of the Joint Development Management Policies Document are particularly relevant to this requirement.
51.	Consider the social, economic and environmental benefits of estate regeneration.	NPPF Para 93	There are no specific policies on estate regeneration, but the benefits of an application would be assessed in relation to policies DM2, DM7 and DM22.
52.	Promote public safety and take into account wider security and defence requirements.	NPPF Para 95	See policy DM2(i) of the Joint Development Management Policies document.
53.	Provide open space, sports and recreational facilities which meets the needs of the local area.	NPPF Para 95	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS10 of the Core Strategy for the former St Edmundsbury Area, policy CS10 of the Core Strategy for the former Forest Heath Area and policies DM3, DM4 and DM42 of the Joint Development Management Policies Document are particularly relevant to this requirement.
54.	Protect and enhance public rights of way and access.	NPPF Para 98	See the analysis of the Joint Development Management Policies Document assessments. Policy DM44 of the Joint Development

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
			Management Policies Document are particularly relevant to this requirement.
55.	<i>Transport</i>		
56.	Should actively manage patterns of growth in support of objectives in Para 102. 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 103	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policies CS7 and CS8 of the Core Strategy for the former St Edmundsbury Area, policies CS1, CS7, CS10 and CS12 of the Core Strategy for the former Forest Heath Area and policies DM5 and DM43 of the Joint Development Management Policies Document are particularly relevant to this requirement.
57.	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 104	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policies CS7 and CS8 of the Core Strategy for the former St Edmundsbury Area, policies CS1, CS7, CS10 and CS12 of the Core Strategy for the former Forest Heath Area and policies DM5 and DM43 of the Joint Development Management Policies Document are particularly relevant to this requirement.
58.	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 104	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policies CS7 and CS8 of the Core Strategy for the former St Edmundsbury Area, policies CS1, CS7, CS10 and CS12 of the Core Strategy for the former Forest Heath Area and policies DM5 and DM43 of the Joint Development Management Policies Document are particularly relevant to this requirement.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
59.	Provide for high quality walking and cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking Infrastructure Plans).	NPPF Para 104	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policies CS7 and CS8 of the Core Strategy for the former St Edmundsbury Area, policies CS1, CS7, CS10 and CS12 of the Core Strategy for the former Forest Heath Area and policies DM5 and DM43 of the Joint Development Management Policies Document are particularly relevant to this requirement.
60.	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 104	See the analysis of the Core Strategies assessments. Policies CS7 and CS8 of the Core Strategy for the former St Edmundsbury Area and policies CS1, CS7, CS10 and CS12 of the Core Strategy for the former Forest Heath Area are particularly relevant to this requirement.
61.	Recognise the importance of maintaining a national network of general aviation airfields.	NPPF Para 104	N/A
62.	Provide adequate overnight lorry parking facilities, taking into account any local shortages.	NPPF Para 107	The existing local plan documents have not allocated any land for overnight lorry parking facilities.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
63.	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; and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.	NPPF Para 108	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policies CS7 and CS8 of the Core Strategy for the former St Edmundsbury Area, policies CS1, CS7, CS10 and CS12 of the Core Strategy for the former Forest Heath Area and policy DM45 of the Joint Development Management Policies Document are particularly relevant to this requirement.
64.	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 109	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policies CS7 and CS8 of the Core Strategy for the former St Edmundsbury Area, policies CS1, CS7, CS10 and CS12 of the Core Strategy for the former Forest Heath Area and policy DM45 of the Joint Development Management Policies Document are particularly relevant to this requirement.
65.	<i>Communications</i>		
66.	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 112	See the analysis of the Joint Development Management Policies Document assessments. Policy DM9 of the Joint Development Management Policies Document are particularly relevant to this requirement.
67.	<i>Making effective use of land</i>		

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
68.	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 117	See Policies DM2 and DM14 of the Joint Development Management Policies document.
69.	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 117	See Core Strategy strategic objective (G) in the former St Edmundsbury Core Strategy and Policy CS1 of the former Forest Heath Core Strategy.
70.	Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains.	NPPF Para 118	The Vision 2031 documents and the SALP for the former St Edmundsbury and Forest Heath areas respectively contains a variety of allocations on greenfield and brownfield sites which also includes mixed use sites.
71.	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 118	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS2 of the Core Strategy for the former St Edmundsbury Area, policies CS2, CS3, CS4 and CS10 of the Core Strategy for the former Forest Heath Area and policy DM2, DM3, DM4, DM5, DM6, DM12, DM13 DM45 of the Joint Development Management Policies Document are particularly relevant to this requirement.
72.	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 118	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS2 of the Core Strategy for the former St Edmundsbury Area, policies CS2, CS3, CS4 and CS10 of the Core Strategy for the former Forest Heath Area and policy DM5, DM28, DM33 and DM49 of the Joint Development Management Policies Document are particularly relevant to this requirement.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
73.	Promote and support the development of under-utilised land and buildings.	NPPF Para 118	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS2 of the Core Strategy for the former St Edmundsbury Area, policies CS2, CS3, CS4 and CS10 of the Core Strategy for the former Forest Heath Area and policy DM5, DM28, DM33 of the Joint Development Management Policies Document are particularly relevant to this requirement.
74.	Support opportunities to use the airspace above existing residential and commercial premises for new homes.	NPPF Para 118	See the analysis of the Joint Development Management Policies Document assessments. Policy DM35 of the Joint Development Management Policies Document is particularly relevant to this requirement.
75.	Reflect changes in the demand for land.	NPPF Para 120	See the analysis of the Core Strategies assessments. Policy CS1 of the Core Strategy for the former St Edmundsbury Area and policies CS1 and CS7 of the Core Strategy for the former Forest Heath Area and are particularly relevant to this requirement.
76.	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 122	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS2 of the Core Strategy for the former St Edmundsbury Area, policies CS2, CS3, CS4 and CS10 of the Core Strategy for the former Forest Heath Area and policy DM3, DM4, DM22 of the Joint Development Management Policies Document are particularly relevant to this requirement.
77.	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.	NPPF Para 123	See the analysis of the Joint Development Management Policies Document assessments. Policies DM3 and of the Joint Development Management Policies Document are particularly relevant to this requirement.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
78.	<i>Design</i>		
79.	Set out a clear design vision and provide maximum clarity about design expectations.	NPPF Para 125 & 126	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS3 of the Core Strategy for the former St Edmundsbury Area, policy CS5 of the Core Strategy for the former Forest Heath Area and policies DM2, DM22 and DM38 of the Joint Development Management Policies Document are particularly relevant to this requirement.
80.	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 127	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS3 of the Core Strategy for the former St Edmundsbury Area, policy CS5 of the Core Strategy for the former Forest Heath Area and policies DM2, DM22, DM37 and DM38 of the Joint Development Management Policies Document are particularly relevant to this requirement.
81.	<i>Green Belt</i>		
82.	Set out proposals for new Green Belts within strategic policies. This should demonstrate why normal planning and development management policies would not be adequate, any major changes in circumstances, consequences for sustainable development, the need for Green Belt to support adjoining areas, and how new Green Belt would meet other objectives of the Framework.	NPPF Para 135	N/A

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
83.	Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should 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. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans. 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 136	N/A
84.	Strategic policies should make as much use as possible of suitable brownfield sites and underutilised land and optimise the density of development including promoting an uplift in minimum density standards in town and city centres and locations well served by public transport. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out 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 137 & 138	N/A

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
85.	When defining Green Belt boundaries, plans should ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development, not include land which it is unnecessary to keep permanently open, identify areas of safeguarded land between the urban area and the Green Belt where necessary, make clear that the safeguarded land is not allocated for development at the present time, be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period, and define boundaries clearly.	NPPF Para 139	N/A
86.	<i>Climate change, flooding and coastal change</i>		
87.	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 149	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS2 of the Core Strategy for the former St Edmundsbury Area, policy CS4 of the Core Strategy for the former Forest Heath Area and policies DM6 and DM7 of the Joint Development Management Policies Document are particularly relevant to this requirement.
88.	Support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts.	NPPF Para 149	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS2 of the Core Strategy for the former St Edmundsbury Area, policy CS4 of the Core Strategy for the former Forest Heath Area and policies DM7 and DM8 of the Joint Development Management Policies Document are particularly relevant to this requirement.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
89.	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 151	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS2 of the Core Strategy for the former St Edmundsbury Area, policy CS4 of the Core Strategy for the former Forest Heath Area and policies DM7 and DM8 of the Joint Development Management Policies Document are particularly relevant to this requirement.
90.	Strategic policies should manage flood risk from all sources.	NPPF Para 156	See the analysis of the Joint Development Management Policies Document assessments. Policy DM6 of the Joint Development Management Policies Document are particularly relevant to this requirement.
91.	Avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast.	NPPF Para 167	West Suffolk does not contain or is near a coastline.
92.	<i>Natural environment</i>		
93.	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 the countryside, and the wider benefits from natural capital and ecosystem services.	NPPF Para 170	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS2 of the Core Strategy for the former St Edmundsbury Area, policies CS1, CS2 and CS3 of the Core Strategy for the former Forest Heath Area and policies DM5, DM10, DM11, DM12, DM13, DM14 and DM32 of the Joint Development Management Policies Document are particularly relevant to this requirement.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
94.	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 171	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS2 of the Core Strategy for the former St Edmundsbury Area, policy CS2 of the Core Strategy for the former Forest Heath Area and policies DM5, DM10, DM11, DM12, DM13 and DM14 of the Joint Development Management Policies Document are particularly relevant to this requirement.
95.	Conserve the special character and importance of Heritage Coast areas.	NPPF Para 173	West Suffolk does not contain or is near a coastline.
96.	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 174	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS2 of the Core Strategy for the former St Edmundsbury Area, policies CS2 and CS3 of the Core Strategy for the former Forest Heath Area and policies DM10, DM11, DM12, DM13 and DM14 of the Joint Development Management Policies Document are particularly relevant to this requirement.
97.	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 178 & 180	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS2 of the Core Strategy for the former St Edmundsbury Area, policy CS3 of the Core Strategy for the former Forest Heath Area and policies DM10, DM11, DM12, DM13 and DM14 of the Joint Development Management Policies Document are particularly relevant to this requirement.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
98.	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 181	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policy CS2 of the Core Strategy for the former St Edmundsbury Area, policy CS3 of the Core Strategy for the former Forest Heath Area and policies DM10, DM11, DM12, DM13 and DM14 of the Joint Development Management Policies Document are particularly relevant to this requirement.
99.	Ensure that new development can be integrated effectively with existing businesses and community facilities.	NPPF Para 182	See the analysis of the Core Strategies and the Joint Development Management Policies Document assessments. Policies CS9, CS11, CS12 and CS13 of the Core Strategy for the former St Edmundsbury Area, policy CS10 of the Core Strategy for the former Forest Heath Area and policies DM3, DM4, DM30, DM32, DM34 DM35, DM36 DM41 and DM43 of the Joint Development Management Policies Document are particularly relevant to this requirement.
100.	<i>Historic Environment</i>		
101.	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 185	See the analysis of the Joint Development Management Policies Document assessments. Policies DM15, DM16, DM17, DM18, DM19, DM20 and DM21 of the Joint Development Management Policies Document are particularly relevant to this requirement.
102.	<i>Minerals</i>		
103.	Provide for the extraction of mineral resources of local and national importance.	NPPF Para 204	N/A

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
104.	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 204	N/A
105.	Safeguard mineral resources by defining Mineral Safeguarding Areas.	NPPF Para 204	N/A
106.	Encourage the prior extraction of minerals, where practical and environmentally feasible, if it is necessary for non-mineral development to take place.	NPPF Para 204	N/A
107.	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 204	N/A
108.	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 204	N/A
109.	Recognise that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction	NPPF Para 204	N/A
110.	Ensure that worked land is reclaimed at the earliest opportunity, taking account of aviation safety, and that high-quality restoration and aftercare of mineral sites takes place.	NPPF Para 204	N/A

