

ANNUAL MONITORING REPORT

CHELMSFORD BOROUGH LOCAL DEVELOPMENT FRAMEWORK 2001- 2021

Covering the period 1st April 2010 - 31st March 2011



Local Development Document

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1.0 Introduction

- Background to and purpose of AMR's
- Summary of current position on DPD preparation

- 1.1 The Annual Monitoring Report (AMR) is produced at the end of each year by Chelmsford Borough Council as a means of assessing the performance of the Local Development Framework against the Chelmsford Borough Monitoring Framework. The Localism Act requires Local Authorities to produce Annual Reports that outline the implementation of the local development scheme and the performance of the policies within their planning documents.
- 1.2 The AMR is one of the documents included in the Council's Local Development Framework and is made publicly available. The key functions of AMRs will be to monitor the production of the Council's development plan documents, to report on the performance of the policies they contain and to indicate actions proposed.
- 1.3 This is the Council's Seventh AMR. It covers the period from 1st April 2010 to 31st March 2011, previously AMR's were sent to the Go-East but now they are to be sent to CLG as part of wider performance monitoring. Copies of the first six AMR's covering the period from 1st April 2004 to 31st March 2010 are available from the Borough Council's Planning Policy Team and also on our website.
- 1.4 The AMR is becoming increasingly important as the Council adopts its key Development Plan Documents. This AMR concentrates on meeting the Government's requirements by tracking the progress of plan preparation and monitoring key indicators. In practice, this means the AMR:
- reviews progress in meeting the milestones in the Local Development Scheme (LDS) First Review (January 2007). The AMR notes if any adjustments to the LDS are needed.
 - presents an analysis in terms of the Core Output Indicators that are set by the Government. In particular, the AMR presents an update of the Housing Trajectory that monitors housing delivery by showing past performance and projected future performance compared with key policy targets;
 - summarises any actions that are proposed.

2.0 The Monitoring Framework

- Summary of current monitoring framework (principles / methodology)
- How the framework will be developed over time and built into DPD policies and proposals.
- How future monitoring can be made more effective and efficient.

- 2.1 The main principles underlying the Monitoring Framework are to make use of existing information, to retain consistency with national and regional monitoring, to take a forward looking approach and to set clear objectives, policies, targets and indicators, as an integral part of DPD production.
- 2.2 The monitoring of a number of the Core Output Indicators has already been established as part of the Development Management (i.e. development control) process. However, the Submission Core Strategy and Development Control Policies DPD (adopted February 2008) puts in place a Monitoring Framework which is set out at Annex A.
- 2.3 The Monitoring Framework comprises a number of both core and local level indicators which cover a range of themes. The AMR will be the vehicle for reporting the monitoring framework and reviewing progress. The AMR will also consider how approaches to monitoring can be made more effective and efficient.
- 2.4 The Monitoring Framework continues to be evolutionary as the Council continues to work with key stakeholders to explore new ways to make monitoring more reliable and inclusive.

3.0 Implementing the Local Development Scheme

LDS targets and milestones (for each document listed in the LDS)

- Review of progress in meeting the targets and milestones
- Reasons why any document preparation is ahead of or behind schedule
- Recommended actions and timetable

- 3.1 The AMR reviews actual plan progress compared with the targets and milestones for DPD preparation set out in the approved Local Development Scheme (LDS). It assesses where the Borough Council:
- has met the LDS targets and milestones, is on target to meet them, is falling behind schedule, or will not meet them;
 - is falling behind schedule or has failed to meet a target or milestone and the reasons for this; and
 - the need to update the Local Development Scheme particularly in light of the above. Where it is necessary to update the Local Development Scheme, the steps and the timetable needed for the revision of that scheme.
- 3.2 The position at 31st March 2011 for each Development Plan Document is set out in Tables 1a and 1b. This indicates that the Borough Council completed plan stages during 2010/11 in general accordance with the LDS (An earlier delay to production occurred during Summer 2006, arising from the need to review the content of all documents in the light of DPD Examinations elsewhere in the country. This necessated undertaking a review of the LDS during Autumn 2006). In addition, the LDS had anticipated that the Core Strategy and Development Control Policies DPD and Chelmsford Town Centre Area Action Plan programmes would run concurrently from the pre-examination meeting up to adoption. However, the Chelmsford Town Centre Area Action Plan examination was subsequently programmed to take place in April 2008. This resulted in consequential delays to the North Chelmsford Area Action Plan and Site Allocations Document DPD's. A Second Review of the LDS covering the period 2009-2011 was agreed by GO-East in March 2009.
- 3.3 The Borough Council is well advanced in its LDF production. The Core Strategy and Development Control Policies DPD was adopted in February 2008 and was amongst the first in the country. The Council's approach to LDF production has received considerable praise nationally and the

Council's documents are often cited as good practice. The Chelmsford Town Centre Area Action Plan was adopted in August 2008. The Town Centre AAP is also adopted. The North Chelmsford Area Action Plan Examination took Place in January 2011 and the Site Allocations DPD Examination took place in November 2011.

- 3.4 A second review of the Local Development Scheme was adopted in March 2009 and includes revised programmes for the North Chelmsford Area Action Plan and Site Allocations Document DPD's although some delays in DPD production have occurred.

Table 1a - Progress on Local Development Scheme Targets and Milestones Development Plan Documents

Milestones	Target	Achieved at 31.03.011	Notes
Local Development Scheme			
Submission to Government	28 Mar 05		Approved April 2005
First Review (December 2006)	-		Approved Jan 2007
Second Review	-	Approved March 2009	
SCI First Review			
Pre-Production	July - November 2008	Yes	
Prepare Draft SCI and consider results of Independent Review	December 2008 – October 2009	Yes	
Publication of the SCI (Regulation 26)	November – December 2009	Yes	
Consider Representations	January – March 2010	Yes	
Adoption and Publication (EiP not needed)	May 2010	Yes	
Core Strategy DPD			
Pre-production/Survey	Oct 2003 to Dec 2004	Yes	
Prepare Draft Issues Document	Feb-05	Yes	
Start Consultation on Issues Document (Reg 25)	Mar-05	Yes	
Prepare Preferred Options Document	Sep-05	Yes	
Participation on Preferred Options Document (Reg 26)	Jan/Feb 2006	Yes	Ahead – Nov/Dec 05
Consider Representations	Mar/Apr 2006	Yes	
Submission of DPD to Secretary of State	June 2006	Yes (Nov 2006)	

Milestones	Target	Achieved at 31.03.11	Notes
Core Strategy DPD (Continued)			
Formal Consultation on Submission Document (Reg 29)	June/July 2006	Yes (Nov 2006)	
Pre-examination Meeting	April 2007	Yes (June 2007)	
Independent Examination commences	June 2007	Yes (Sep 2007)	
Receipt of Inspector's binding Report	Nov 2007	Yes (Feb 2008)	
Adoption and Publication	Dec 2007	Yes (Feb 2008)	
Chelmsford Town Centre AAP			
Pre-production/survey	June 04 to Feb 05	Yes	
Prepare Draft Issues Document	Mar-05	Yes	
Start Consultation on Issues Document (Reg 25)	Mar-05	Yes	
Prepare Preferred Options Document	Jun-05	Yes	
Participation on Preferred Options Document (Reg 26)	Sept/Oct 2005	Yes	Ahead - Nov/Dec 05
Consider Representations	Mar/Apr 2006	Yes	
Submission of DPD to Secretary of State	June 2006	Yes (Nov 2006)	
Formal Consultation on Submission Document (Reg 29)	June/July 2006	Yes (Nov 2006)	
Pre-examination Meeting	April 2007	Yes (Jun 2007)	
Independent Examination commences	June 2007	Yes (May 2008)	
Receipt of Inspector's binding Report	Nov 2007	Yes (July 2008)	
Adoption and Publication	Dec 2007	Yes (Aug 2008)	
North Chelmsford Area Action Plan			
Pre-production/survey	July-Dec 2005	Yes	
Prepare Draft Issues Document	Jan 2007	Yes	
Start Consultation on Issues Document (Reg 25)	May/June 2007	Yes	Aug - Oct 2007
Prepare Preferred Options Document	Sept 2007	Yes (Jan 2009)	
Participation on Preferred Options Document (Reg 26)	Jan/Feb 2008	Yes (Dec 2009)	
Consider Representations	Mar 2008	Yes (Feb 2009)	
Publication and consultation on draft document and amendments to Proposals Map (Regulation 27)	Sep 2009	Yes	
Consideration and processing of representations	Nov - Jan 2010	Yes	

Milestones	Target	Achieved at 31.03.11	Notes
North Chelmsford Area Action Plan (Continued)			
Submission of document to Secretary of State (Regulation 30)	February 2010	Yes (June 2010)	
Pre-Examination Meeting	April 2010	Yes (Nov 2010)	
Examination Hearing Sessions	June 2010	Yes (Jan 2011)	
Inspector's Final Report	October 2010	No	Achieved June 2011
Adoption	November 2010	No	Achieved July 2011
Site Allocations DPD			
Pre-production/survey	July-Dec 2005	Yes	
Prepare Draft Issues Document	Jan 2007	Yes	
Start Consultation on Issues Document (Reg 25)	May/June 2007	Yes	Achieved Aug/Oct 2007
Prepare Potential Options Document	Sept 2007	Yes	Jan 2008 – June 2009
Potential Options Consultation and Initial Sustainability Appraisal - (Regulation 25)	July 2009 – September 2009	Yes	Sep 2009 – Dec 2009
Consideration of representations and preparation of revised document	October 2009 – April 2010	Yes	
Publication and consultation on draft document 6 Weeks and amendments to Proposals Map (Regulation 27)	May 2010 – June 2010	Yes	Achieved Oct – Dec 2010
Consideration and processing of representations	July 2010 – August 2010	Yes	
Submission of document to Secretary of State (Regulation 30)	September 2010	No	Achieved June 2011
Pre-Examination Meeting	November 2010	No	No Meeting Held
Examination Hearing Sessions	February 2011	No	November 2011
Inspector's Final Report	April 2011	No	Expected January 2012
Adoption	May 2011	No	

Table 1b - Progress on Local Development Scheme Targets and Milestones - Supplementary Planning Documents

Milestones	Target	Achieved at 31.03.11	Notes
Sustainable Development (Previously "Sustainable Design and Construction")			
Commencement	March 2004	Yes	
Prepare Draft SPD	March 2006	Yes	
Public Participation on Draft SPD	Nov/Dec 2006	Yes	
Adoption	December 2007	Yes (June 2008)	
Affordable Housing			
Commencement	October 2004	Yes	
Prepare Draft SPD	March 2006	Yes	
Public Participation on Draft SPD	Nov/Dec 2006	Yes	
Adoption	December 2007	Yes (June 2008)	
Making Places - Urban Site Guidance (Previously "Urban Site Guidance")			
Commencement	July 2005	Yes	
Prepare Draft SPD	July 2006	Yes	Early 2012
Public Participation on Draft SPD	Nov/Dec 2006	Yes	Summer 2012
Adoption	Dec 2007	Yes (June 2008)	Late 2012
Planning Contributions (Previously "Planning Obligations")			
Document Preparation following Regulation 17 consultation in 2007.	Jan-July 2008	Yes	
Further round of Regulation 17 consultation on Revised document	Aug – Oct 2008	Yes	
Document amendment / preparation following Regulation 17 consultations	Nov-Mar 2009	Yes	Achieved July/Sept 07
Adoption	April 2009	Yes	
Chelmsford Borough Landscape Character Assessment			
Commencement	Jan 2009	Yes	No longer to be proceeded.
Prepare Draft SPD	Jan 2010	No	
Public Participation on Draft SPD	May/June 2010	No	
Adoption	Oct 2010	No	

Milestones	Target	Achieved at 31.03.11	Notes
A Plan For South Woodham Ferrers (Previously "South Woodham Ferrers Urban Framework")			
Commencement	March 2004	Yes	
Prepare Draft SPD	December 2006	Yes	
Public Participation on Draft SPD	June/July 2007	Yes	
Adoption	December 2007	Yes	Achieved June 2008
Green Infrastructure			
Commencement	Jan 2009	Yes	
Prepare Draft SPD	Jan 2010	No	
Public Participation on Draft SPD	May/June 2010	No	
Adoption	Oct 2010	No	
Village Design Statements (all commenced at 3/03/07)			
Galleywood		Yes	
South Hanningfield		Yes	
Little Baddow		Yes	
Boreham		Yes	
Margaretting		Yes	
Danbury		Yes	
Great and Little Leighs		No	
West Hanningfield		Yes	
Chignals		Yes	
Good Easter		Yes	
Great Baddow		Yes	
North End		Yes	
Rettendon		No	
Broomfield		No	
Sandon		Yes	
Stock		No	

Current Position

As of December 2011 all Chelmsford Borough DPD's and AAP's have been adopted except for the Site Allocations Document which had its Examination hearing sessions in November 2011. The only outstanding Chelmsford LDF document is the Green Infrastructure SPD.

4.0 Contextual Indicators

Key Contextual Characteristics of the Borough

Contextual Indicator 1 – Population

- The 2010 mid-year population estimate for Chelmsford Borough was 169,500 people.
- The population of Chelmsford Borough has increased by 12,200 people since 2001.
- The population of Chelmsford increased by 21% between 1981-2010 with a growth of 7% between 1991-2008.
- There was net out-migration from Chelmsford Borough to Braintree, Colchester, Maldon and Rochford between 1991 and 2001.
- There was net in-migration into Chelmsford Borough from London, Brentwood, Basildon, Epping Forest and Thurrock between 1991 and 2001.
- The percentage of people below the age of 45 decreased from 67.1% in 1981 to 59% in 2007.

Table 2 Chelmsford Borough's Population 1981 - 2010

Year	Population
1981	139,600
1991	153,500
2001	157,300
2005	161,800
2006	162,800
2007	164,531
2008	167,100
2009	167,800
2010	169,500

Source: ONS Mid-Year Population Estimates

Contextual Indicator 2 - House Prices

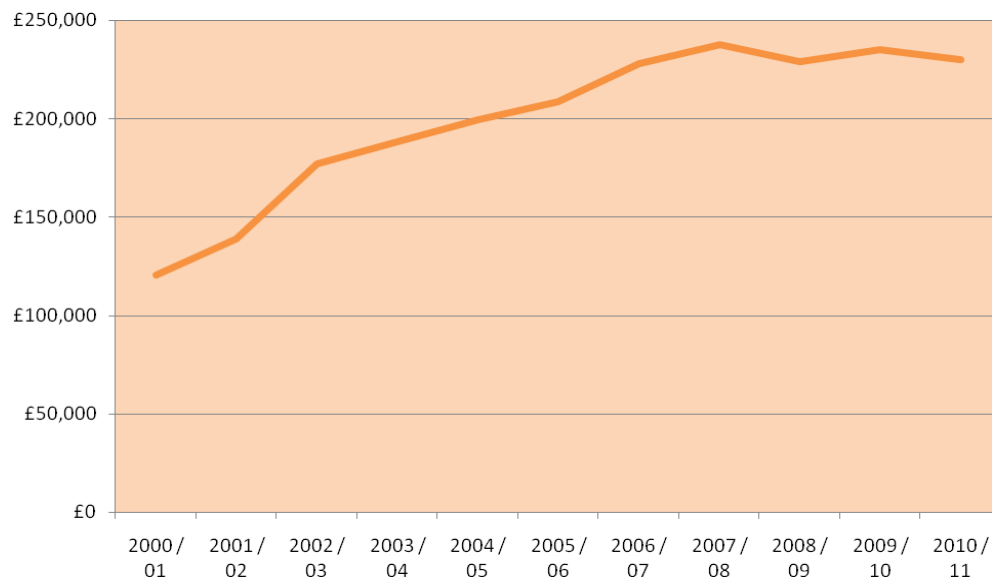
- The average house price in Chelmsford Borough was £230,059 in 2010/11.
- The average house price in Chelmsford has stayed around £230,000 over the past 3 financial years.
- Between 2000/01 and 2007/08 average house prices in Chelmsford increased by 98%.

Table 3 Average House Prices in Chelmsford by Building Type

Year	Detached	Semi	Terraced	Flat	All
2000 / 01	£195,213	£113,544	£94,947	£77,759	£120,310
2001 / 02	£203,255	£139,477	£113,026	£95,375	£138,694
2002 / 03	£256,100	£178,208	£153,073	£126,419	£176,824
2003 / 04	£283,269	£186,570	£164,730	£146,281	£188,026
2004 / 05	£287,925	£208,470	£169,402	£145,936	£199,367
2005 / 06	£325,593	£214,223	£177,250	£149,790	£208,809
2006 / 07	£364,757	£229,852	£192,896	£153,186	£228,021
2007 / 08	£419,784	£239,046	£210,000	£146,993	£237,655
2008 / 09	£403,407	£209,884	£171,900	£134,295	£228,984
2009 / 10	£365,987	£241,210	£202,386	£153,885	£235,201
2010 / 11	£372,119	£220,548	£202,233	£134,115	£230,059

Source: home.co.uk 2011

Figure 1 Average House Prices in Chelmsford



Contextual Indicator 3 - Local Economy

- Chelmsford Borough has the fourth largest workforce (economically active) in the East of England and is the second largest amongst the Essex districts.
- The service sector accounts for 86% of all employment in Chelmsford Borough compared to manufacturing which now accounts for 7% of the workforce and Construction which accounts for 5% of the workforce.
- The number of jobs within the manufacturing industry has fallen by 1,000 (16%) since 2001.
- The number of jobs within the service industry has increased by 10,800 (19%) since 2001.
- The number of jobs within the Banking, Finance and Insurance sector has increased by 3,100 (23%) since 2001.
- The largest employment sectors in Chelmsford Borough are Public Administration, Education and Health (26,000 people employed within this sector), Distribution, Hotels & Restaurants (17,300), and Finance, IT, other business activities (16,700).
- The average gross weekly earnings of a full time worker in the Chelmsford Borough workforce is £510 this is compared to an average gross weekly earnings for a Chelmsford Borough resident of £603. On average those that live in the Borough earn more than those that work in the Borough.
- The economic activity rate in Chelmsford Borough is 77.5%, which is lower than the East of England average of 78.9% though higher than the national average of 76.2%.

Source: Nomis official labour market statistics 2011

Current Economic Conditions

The current economic downturn continues to have implications at local level during 2010/2011. Chelmsford is beginning to show signs of economic recovery though it remains at a slow rate. It is anticipated that employment growth will continue to be much lower than in the period since 2001.

5.0 Housing Delivery

Core Indicator 1 - Housing Trajectory

Objective

To deliver more sustainable patterns of development.

Target

To monitor annual dwelling completions against strategic targets set in the East of England Plan.

6.1 Commentary

This indicator was identified as Core Output Indicator 2a within the LDF Core Output Indicators.

The objective of the Housing Trajectory is to plan, monitor and manage the delivery of new housing in the Borough of Chelmsford. This assists in monitoring the objective of ‘achieving a better balance between housing availability and the demand for housing, improving affordability, in all English regions while protecting valuable countryside around our towns and cities’ (as stated within the Public Service Agreement 2008-2011, HM Treasury).

The Housing Trajectory therefore provides an update of Chelmsford Borough’s delivery of housing and will demonstrate progress towards meeting housing targets set out in Chelmsford’s Adopted Core Strategy.

6.2 Housing Trajectory

The Housing Trajectory within this Annual Monitoring Report supports the Local Development Framework process by comparing past performance on housing supply to future rates of anticipated housing supply within Chelmsford Borough. The information gathered provides the supporting evidence base for the housing allocation strategy within the Chelmsford Borough Core Strategy and Development Control Policies DPD.

The Housing Trajectory will:

- Set out the past and anticipated supply of housing over the entire life-span of the East of England Plan (2001 – 2021);
- An assessment of future shortfall and surplus of housing over the plan period by comparing this to planned build rates;
- Reflect the outcome of discussion with stakeholders and particularly the development industry;
- Demonstrate how the plan will deliver the policies relating to housing provision.

The following information is required to test the performance of the Core Strategy and Development Control Policies DPD:

- Past dwelling completion rates from the start of the plan period;
- Projected completion rates until at least the end of the plan period based upon evidence of the contribution of the various components of housing supply;
- The strategic allocations which the Core Strategy and Development Control Policies DPD is expected to deliver over time. This is expressed as an average annual target.

6.3 A. Net Additional Dwellings 2001 - 2011

Commentary

Chelmsford Borough Council's annual dwelling completion target for the time frame 2001 to 2021 is an average of 700 dwellings per annum.

Chelmsford Borough Council has averaged 593 dwelling completions per annum between 2001 and 2011. This figure is under target and this is recognised in the Housing Trajectory. Chelmsford Borough Council has always anticipated that completion rates will increase in the later stages of the plan period. This continues to be the case and the Borough Council is currently considering planning applications on a number of strategic sites that if approved, could provide in excess of 5,000 new dwellings.

Current Economic Conditions

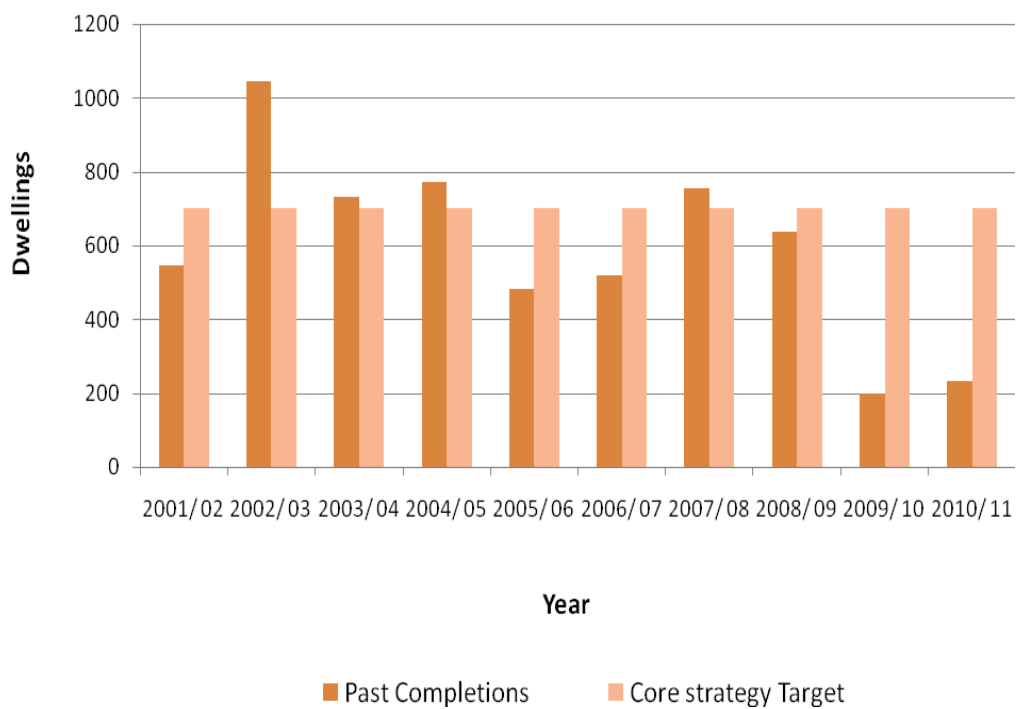
The UK housing market is currently reflecting the results of a global economic downturn. Chelmsford has always had a buoyant housing market that performs well above the national average and whilst build out rates will continue to be low in 2011/12 the Chelmsford housing market is showing signs of recovery. The Borough Council is presently considering a number of planning applications on key strategic sites that if approved, will help satisfy the majority of the Boroughs outstanding housing requirement.

Table 4 Accumulative Annual Dwelling Completion Target 2001 – 09

Year	Accumulative Annual Dwelling Target	Annual Dwelling Target	Annual Dwelling Completions
2001 / 02	813	700	545
2002 / 03	801	700	1046
2003 / 04	805	700	731
2004 / 05	807	700	773
2005 / 06	806	700	483
2006 / 07	707	700	520
2007 / 08	704	700	756
2008 / 09	709	700	638
2009 / 10	755	700	200
2010 / 11	807	700	234

Source: CBC 2011

Figure 2 Accumulative Annual Dwelling Completion Target 2001 - 11



6.4 B. Annual Net Additional Dwelling Requirement 2011 - 2021

Commentary

The required annual dwelling completion rate between 2011 and 2021 is above the Core strategy target of 700 dwellings and is presently at 807. It is expected that the current shortfall in completions will be rectified during the second half of the plan period.

Table 5 Annual Net Additional Dwelling Requirement 2007 – 2021

Core Strategy Dwelling Target 2001 – 2021	14,000
Total Completions 2001 – 2011	5,926
Annual Completion Rate 2001 – 2011	593
Core Strategy Target 2011 – 2021	8,074
Required Annual Completion Rate 2011 – 2021	807

6.5 C. Projected Net Additional Dwellings 2011 - 2021

Commentary

The projected net additional dwellings are based upon the future building rates of large sites of 10 dwellings or more and trend analysis of small sites of 9 dwellings or less. The large sites include sites with planning permission, sites without planning permission, urban capacity sites and windfall sites. The period from 2012/13 includes the phasing of the 'greenfield' allocations as contained within the Chelmsford Borough Core Strategy and Development Control Policies DPD. This allocation is currently set at a minimum of 4,000 dwellings and is split with 800 dwellings at land north-west of Chelmsford and 3,200 dwellings at land north-east of Chelmsford.

Figure 3 Housing Trajectory 2001 – 2021

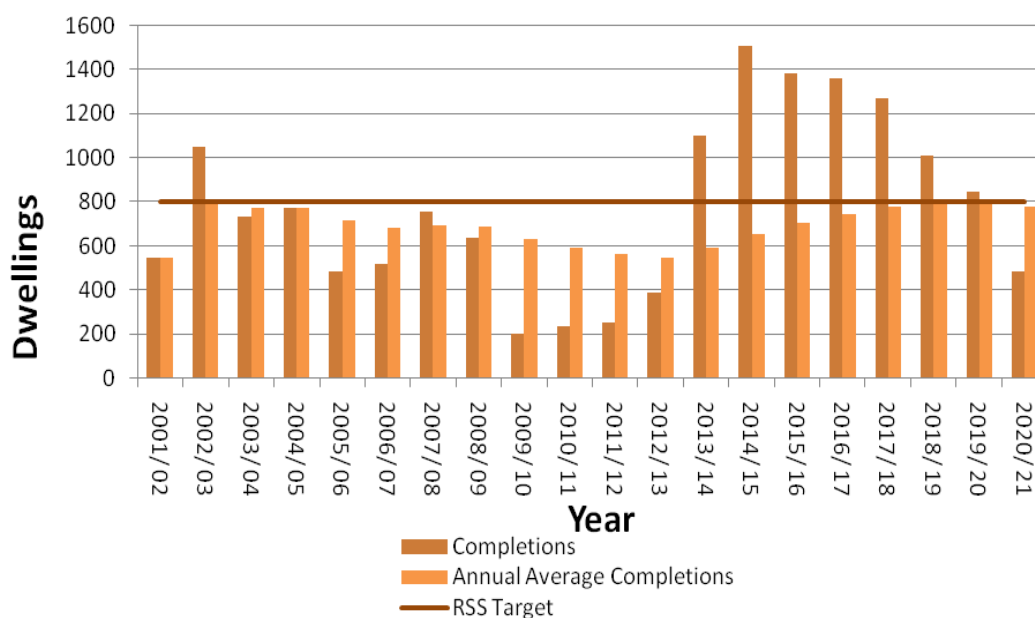


Table 6 Projected Net Dwellings 2011 – 2015

	2011/ 12	2012/ 13	2013/ 14	2014/ 15
TCAAP Allocations	76	30	235	464
SADPD Allocations (Proposed Submission)	49	40	64	244
Large Permissions Unallocated	84	37	12	0
Greenfield Land Release - NE Chelmsford	0	108	432	423
Greenfield Land Release - NW Chelmsford	0	100	175	196
Large Unallocated UCS and WOOP (10 Dwellings+)	0	30	135	132
Small Sites (9 dwellings or less) Includes Existing Commitments, Urban Capacity Sites and Sites without Planning Permission.	45	45	45	45
Projected Completions	254	390	1098	1504
Core Strategy Target	700	700	700	700
Average Annual Completion Rate	562	548	590	655

Table 6a Projected Net Dwellings 2015 – 2019

	2015/ 16	2016/ 17	2017/ 18	2018/ 19
TCAAP Allocations	608	542	521	293
SADPD Allocations (Proposed Submission)	251	250	253	126
Large Permissions Unallocated	0	0	0	0
Greenfield Land Release - NE Chelmsford	325	443	375	511
Greenfield Land Release - NW Chelmsford	154	78	60	0
Large Unallocated UCS and WOPP (10 Dwellings+)	0	0	13	33
Small Sites (9 dwellings or less) Includes Existing Commitments, Urban Capacity Sites and Sites without Planning Permission.	45	45	45	45
Projected Completions	1383	1358	1267	1008
Core Strategy Target	700	700	700	700
Average Annual Completion Rate	704	745	775	788

Table 6b Projected Net Dwellings 2019 – 2021

	2019/ 20	2020/ 21	2001-21
TCAAP Allocations	209	40	3018
SADPD Allocations (Proposed Submission)	10	25	1312
Large Permissions Unallocated	0	0	133
Greenfield Land Release - NE Chelmsford	541	375	3533
Greenfield Land Release - NW Chelmsford	0	0	763
Large Unallocated UCS and WOPP (10 Dwellings+)	42	0	385
Small Sites (9 dwellings or less) Includes Existing Commitments, Urban Capacity Sites and Sites without Planning Permission.	45	45	450
Projected Completions	847	485	9594
Core Strategy Target	700	700	14000
Average Annual Completion Rate	791	776	776

6.6 (iii) Annual Net Additional Dwelling Requirements

Table 7 New Residential Development 2001 – 2021

New Residential Development 2001-2021	Dwellings
Dwellings Completions (1996-2001)	1,444
Dwellings Completions (2001-2011)	5,926
Remaining Dwelling Requirement (2010-2021)	8,074
Total Provision (1996-2021)(Essex Structure Plan and Core Strategy)	16,964

Source: Chelmsford Borough Council, 2011

Table 8 Annual Net Additional Dwelling Requirement

New Residential Development 2001-2021	Dwellings
Annual net additional dwelling requirement (Core Strategy)	700
Annual average number of additional dwellings needed to meet the overall housing requirements.	807

Source: Chelmsford Borough Council, 2011

Action

The Borough Council has made timely progress with its Local Development Framework to ensure that enough allocations are made within Chelmsford to satisfy the housing targets in the Core Strategy.

The Borough Council has identified a portfolio of sites that can be delivered within the current plan period to meet the targets set out in the Core Strategy.

Core Indicator 2 Net Dwelling Completions on Previously Developed Land

Objective

To deliver more sustainable patterns of development.

Target

To achieve a minimum of 60% of all new residential development on previously developed land.

6.7 Commentary

This indicator was identified as Core Output Indicator 2b within the LDF Core Output Indicators.

The objective of this indicator is to assess the extent to which the re-use of land is maximised within Chelmsford Borough.

Table 9 Net Dwelling Completions on Previously Developed Land (PDL)

Year	PDL Target	New Developments on PDL
2000 / 01	60%	9%
2001 / 02	60%	50%
2002 / 03	60%	54%
2003 / 04	60%	59%
2004 / 05	60%	60%
2005 / 06	60%	66%
2006 / 07	60%	65%
2007 / 08	60%	80%
2008 / 09	60%	70%
2009 / 10	60%	82%
2010 / 11	60%	78%

Source: Chelmsford Borough Council, 2011

Core Indicator 3 New Residential Densities

Objective

To deliver more sustainable patterns of development.

Target

To achieve a minimum of 30 dwellings per hectare in all new residential developments.

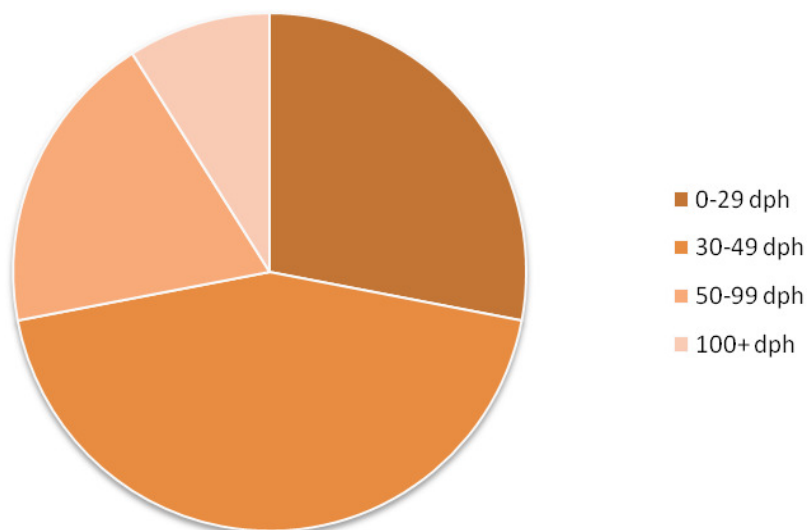
6.8 Commentary

This indicator was identified as Core Output Indicator 2c within the LDF Core Output Indicators.

Policy DC3 of the Chelmsford Core Strategy and Development Control Policies DPD seeks housing densities of 50 dwellings per hectare within the Boroughs urban areas and 30 dwellings per hectare elsewhere. The following diagram acts as an indicator to determine the intensity of housing developments in Chelmsford Borough.

In 2010/2011 72% of new residential developments in Chelmsford achieved a density of over 30 dwellings per hectare. The number of dwellings completed at a density of less than 30 dwellings per hectare has decreased from 53% to 28% over the year.

Figure 4 New Residential Densities 2010/2011



Action

In accordance with the adopted Core Strategy Chelmsford Borough Council will continue to seek to grant planning permission for residential schemes that have a housing density greater than 30 dwellings per hectare.

Core Indicator 4 Affordable Housing

Objective

To achieve a more equitable share of benefits of prosperity across all sectors of society and fairer access to services, focusing on deprived areas.

Target

To deliver a minimum of 150 affordable dwellings per annum.

6.9 Commentary

This indicator was identified as Core Output Indicator 2d within the LDF Core Output Indicators.

The objective of this indicator is to secure a proportion of affordable housing to help meet housing needs. Paragraphs 27 to 30 in Planning Policy Statement 3: Housing identifies the local planning authorities' role in supplying affordable housing. Policy DC31 of the Chelmsford Core Strategy and Development Control Policies DPD sets out the requirement for all new large developments within the Borough to provide 35% affordable housing.

Chelmsford Borough Council delivered 54 affordable dwellings through housing completions between 1st April 2010 and 31st March 2011. This accounts for 23% of all new residential completions in the Borough.

Table 10 Affordable Housing Completions and Commitments

Year	Number of Dwellings	%
2003/04	258	35%
2004/05	253	33%
2005/06	97	20%
2006/07	59	11%
2007/08	259	34%
2008/09	225	35%
2009/10	60	30%
2010/11	54	23%

Source: Chelmsford Borough Council 2011

Action

Policy DC31 of the adopted Core Strategy and Development Control Policies DPD deals with the provision of affordable housing in the Borough. The policy requires the provision of 35% affordable housing on threshold sites of either 15 dwellings or more or 0.5 hectare or more. A threshold of 5 dwellings or more is identified for sites that lie within small rural defined settlements.

The Council has completed a Strategic Housing Market Assessment which considers the demand for market and affordable housing across the borough. It gives an insight into how the housing market operates and provides broad estimates for future housing requirements based on a combination of primary and secondary data. The Strategic Housing Market Assessment is updated annually to reflect market conditions.

Core Indicator 5 Gypsy and Traveller Accommodation

Objective

To achieve a more equitable share of benefits of prosperity across all sectors of society and fairer access to services, focussing on deprived areas.

Target

To deliver additional sites and accommodation, in accordance with the objectives identified within the Adopted Core Strategy.

6.10 Commentary

Gypsies and Travellers are a significant feature of the East of England population with an above national average number within the region. As an important ethnic minority population within the East of England, it is considered that there is sufficient regional relevance to promote the monitoring of Gypsy and Traveller accommodation as a local indicator.

The monitoring of Gypsy and Traveller accommodation is carried by Chelmsford Borough Council on a bi-annual basis and recorded to the CLG. The monitoring includes both authorised and unauthorised sites and is used by this indicator to assess the level of accommodation provision within Chelmsford Borough.

Table 11 Publicly Funded Authorised Sites

Date	Number of Pitches	Total Caravan Capacity
July 2003	n/a	34
July 2004	22	29
July 2005	21	38
July 2006	22	24
July 2007	22	27
Jan 2008	22	28
Jan 2009	23	28
Jan 2010	22	28
Jan 2011	22	35

Source: CLG, 2011

Table 12 Privately Funded Authorised Sites

Date	Number of Sites	Number of Caravans
July 2003	n/a	60
July 2004	29	43
July 2005	26	50
July 2006	37	96
July 2007	37	67
Jan 2008	49	70
Jan 2009	49	81
Jan 2010	53	85
Jan 2011	53	86

Source: CLG, 2011

Table 13 Unauthorised Gypsy and Traveller Sites

Date	Number of Sites	Number of Caravans
July 2003	n/a	86
July 2004	26	45
July 2005	33	46
July 2006	35	55
July 2007	16	21
Jan 2008	3	11
Jan 2009	5	13
Jan 2010	6	19
Jan 2011	6	18

Source: CLG, 2011

Table 14 Temporary Gypsy and Traveller Sites

Date	Number of Sites	Number of Caravans
July 2003	n/a	0
July 2004	1	11
July 2005	2	3
July 2006	0	0
July 2007	0	0
Jan 2008	0	0
Jan 2009	0	0
Jan 2010	0	0
Jan 2011	3	3

Source: CLG, 2011

Action

Fordham Research were commissioned by Essex County Council to undertake a Gypsy and Traveller Accommodation Assessment for the 12 districts within the county and the unitary authority of Southend-on-Sea. The report was published in July 2009 and provides estimates of need across Essex.

A future Gypsy and Traveller site allocation has been made in the North Chelmsford Area Action Plan. The Borough Council will seek to meet any future identified need in accordance with Policy DC34 of the Core Strategy and Development Control Policies DPD.

Due to the proposed withdrawal of the East of England Plan and its supporting evidence base, further work will be needed in due course to identify the need for any further Gypsy and Traveller sites in the Borough beyond 2016. If a need is identified for additional sites, the Borough Council will bring forward new site allocations through a review of one of the development plan documents within the Borough Council's Local Development Framework, for delivery in the plan period 2016-2021.

6.0 Business Development

Note: The information in this Business section relates to B1a offices over 1000 sq.m. , B1-8 uses over 100 sq.m., retail uses over 250 sq.m. and recreation and leisure uses over 1,000 sq.m.

Core Indicator 6 Amount of Floorspace Developed for Employment by Type

Objective

To achieve more sustainable levels of prosperity and economic growth.

Target

To strengthen existing employment sectors and modernise employment floorspace within Chelmsford Borough.

7.1 Commentary

This indicator was identified as Core Output Indicator 1a within the LDF Core Output Indicators.

Planning Policy Statement 1 (2005) and the Employment Land Review Guidance Note (2004) highlight the importance of promoting a strong and productive economy that aims to bring jobs and prosperity to all. The objective of this indicator is therefore, to assess whether sufficient employment space is being provided that assists in encouraging diversity of opportunities for the local workforce.

This indicator considers the gross completed employment floorspace by type between April 2010 and March 2011. Employment floorspace is defined by the Use Classes Order (B1a, b, c, B2 and B8). The completed space also represents the gross floorspace area.

The largest increase in floorspace was from B1 floorspace, accounting for 85% of the total completed floorspace. Completed Flexible Floorspace accounted for the remaining 15% of all completed floorspace. The completed floorspace is representative of the local economy in that general industrial space is becoming less important to business needs.

Table 16 demonstrates that flexible space across B1, B2 and B8 uses accounts for all flexible space.

Table 15 Completed Floorspace sqm

Use Class	Floorspace
B1	1,927
B2	nil
B8	nil
Flexible Floorspace between B1,B2 and B8	328
Total	2,255

Source: Chelmsford Borough Council, 2011

Table 16 Flexible Floorspace sqm

Flexible Space	Floorspace
B1, B2 and B8	328
B1b, B1c, B2 and B8	nil
B1c and B8	nil
B1 and B8	nil
B1b and B1c	nil
B1a	nil
Total Flexible Space	328

Source: Chelmsford Borough Council, 2011

Action

Chelmsford Borough Council undertakes monitoring of industrial and warehousing uses (Uses Classes B1 – B8) and office use (Use Classes B1a). In all cases, extensions, new development, redevelopment and changes of uses will be monitored.

Chelmsford Borough Council will carry out an annual field survey of land development within Chelmsford Borough and carry out analysis of the data collected. The current global economic downturn means that there has been a slowdown in employment floorspace delivered in recent years. It is expected that this trend will continue into 2011/12.

Core Indicator 7 Amount of Floorspace Development for
Employment by Type in Employment or regeneration
Areas.

Objective

To achieve more sustainable levels of prosperity and economic growth and to deliver more sustainable patterns of development.

Target

Efficient use should be made of employment sites and premises to meet the changing needs of the local economy.

7.2 Commentary

This indicator was identified as Core Output Indicator 1b within the LDF Core Output Indicators.

Planning Policy Statement 1 (2005) and the Employment Land Review Guidance Note (2004) highlight the importance for local authorities to be aware of any changes in the local economy and be sensitive to the implications for development and growth. The objective of this indicator is, therefore, to monitor the take-up of employment land on allocated sites, comprising development sites and employment sites.

This indicator identifies the completed floorspace within employment areas that have been designated within the Chelmsford Borough Local Development Framework.

Table 17 identifies that 10.2% of all gross completed employment floorspace was within designated Employment Policy Areas.

Table 17 Percentage of Gross Floorspace Developed in Employment Areas

	Total Developed Floorspace (sq.m.)	Percentage of Total Gross Floorspace
Gross Floorspace developed within Employment Areas	553	10.2%
Total Gross Floorspace developed within Chelmsford Borough	5,415	100%

Source: Chelmsford Borough Council, 2011

The following table identifies the breakdown of completed uses within the employment policy areas. Almost half of this space is allocated for B1 use.

Table 18 Employment Floorspace Developed by Type in Employment Areas

Use Class	Floorspace (sq.m.)
B1	553
B2	nil
B8	nil
Flexible Floorspace between B1,B2 and B8	nil
A1	nil
Total	553

Source: Chelmsford Borough Council, 2011

Action

Chelmsford Borough Council undertakes monitoring of industrial and warehousing uses (Uses Classes B1 – B8) and office use (Use Classes B1a). In all cases, extensions, new development, redevelopment and changes of uses will be monitored.

Chelmsford Borough Council will carry out an annual field survey of land development within Chelmsford Borough and carry out analysis of the data collected. The current global economic downturn means that there has been a slowdown in employment floorspace delivered in recent years. It is expected that this trend will continue into 2011/12.

Core Indicator 8 Amount of Floorspace Developed for Employment Type, which is Previously Developed Land

Objective

To achieve more sustainable levels of prosperity and economic growth and to deliver more sustainable patterns of development.

Target

Efficient use should be made of employment sites and premises to meet the changing needs of the local economy.

7.3 Commentary

This indicator was identified as Core Output Indicator 1c within the LDF Core Output Indicators.

Planning Policy Statement 1 (2005) and Employment Land Review Guidance Note (2004) highlight the need to provide sufficient land in suitable locations to be made available for industrial and commercial development, so that the economy can prosper. Development plans are required to minimise the use of resources by making more efficient use or re-use of existing resources encouraging the use of previously developed land. The objective of this indicator is therefore to identify the completed employment floorspace that was on previously developed land (see Annex B in PPS3 for definition).

100% of the completed employment floorspace in Chelmsford Borough during 2010/11 was on previously developed land.

Source: Chelmsford Borough Council, 2011

Action

Chelmsford Borough Council has undertaken an Employment Land Review to form part of the evidence base for the Core Strategy DPD. This study assesses the adequacy of the present employment land supply in meeting projected future need and targets. The objective of this study on employment land is to ensure that Chelmsford Borough Council identifies a robust and defensible range of strategic and local employment sites and also to provide an evidence base from which to continue the monitoring of employment land in the future.

The current global economic downturn means that there has been a slowdown in employment floorspace delivered in recent years. It is expected that this trend will continue into 2011/12.

Core Indicator 9 Employment Land Available by Type

Objective

To achieve more sustainable levels of prosperity and economic growth and to deliver more sustainable patterns of development

Target

To provide sufficient employment land to promote sustainable growth and diversity in the local economy

7.4 Commentary

This indicator was identified as Core Output Indicator 1d within the LDF Core Output Indicators.

Planning Policy Statement 1 (2005) and Employment Land Review Guidance Note (2004) highlight the need to provide sufficient land in suitable locations to be made available for industrial and commercial development, so that the economy can prosper. The objective of this indicator is to quantify employment land available within Chelmsford Borough.

This indicator refers to land (in hectares) which is available for employment use, in the following two categories:

(i) Sites defined and allocated in the adopted Core Strategy:

32.03 ha total at 31.03.11

(ii) Sites for which Planning Permission has been granted for Use Classes B1a, b, c, B2 and B8 at 31.03.11:

Use Class	Area (sq m)
B1a	4,201
Other B1 (split unknown)	5,999
B2	763
B8	3,349
BI – B8 (Split Unknown)	11,614
Total	25,926

Core Indicator 10 Losses of Employment Land

Objective

To achieve more sustainable levels of prosperity and economic growth and to deliver more sustainable patterns of development.

Target

To provide sufficient employment land to promote sustainable growth and diversity in the local economy.

7.5 Commentary

This indicator was identified as Core Output Indicator 10 within the LDF Core Output Indicators.

Planning Policy Statement 1 (2005) and the Employment Land Review Guidance Note (2004) highlight the need to provide sufficient land in suitable locations to be made available for industrial and commercial development, so that the economy can prosper. The objective of this indicator is to ensure a sustainable supply of employment land and to assess the losses of employment land that have taken place.

Between 2010 and 2011 a total of 687 sq.m. of employment floorspace was lost to completed non-employment uses.

Action

Chelmsford Borough Council has undertaken an Employment Land Review to form part of the evidence base for the Core Strategy DPD. This study assesses the adequacy of the present employment land supply in meeting projected future need and targets. The objective of this study on employment land is to ensure that Chelmsford Borough Council identifies a robust and defensible range of strategic and local employment sites and also to provide an evidence base from which to continue the monitoring of employment land in the future.

The current global economic downturn means that there has been a slowdown in employment floorspace delivered in recent years. It is expected that this trend will continue into 2011/12.

Core Indicator 11 Amount of Employment Land Lost to Residential Development

Objective

To achieve more sustainable levels of prosperity and economic growth.

Target

To provide sufficient employment land to promote sustainable growth and diversity in the local economy.

7.6 Commentary

This indicator was identified as Core Output Indicator 11 within the LDF Core Output Indicators.

Planning Policy Statement 1 (2005) and Employment Land Review Guidance Note (2004) highlight the need to provide sufficient land in suitable locations to be made available for industrial and commercial development, so that the economy can prosper. The objective of this indicator is to ensure a sustainable supply of employment land and to assess the losses of employment land that have taken place.

Between 1997 and 2010 a total of 792 dwellings were allocated on employment land all of which have been constructed. This constitutes a loss of 18.74 hectares of employment land to housing. Between 1st April 2010 and 31st March 2011, no employment land was lost to residential development, as shown in Table 19.

Table 19 Employment Land Lost to Housing

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.04.10 to 31.03.11	Housing Not Completed at 31.03.11
n/a	nil	n/a	nil	nil

Source: Chelmsford Borough Council, 2011

Action

Chelmsford Borough Council has undertaken an Employment Land Review to form part of the evidence base for the 'Core Strategy DPD'. This study assesses the adequacy of the present employment land supply in meeting projected future need and targets. The objective of this study on employment land is to ensure that Chelmsford Borough Council identifies a robust and defensible range of strategic and local employment sites and also to provide an evidence base from which to continue the monitoring of employment land in the future.

It is important that the Council retains employment uses wherever possible particularly within employment areas.

7.0 Transport

Core Indicator 12 Amount of completed non-Residential Development within Use Class Orders A, B and D complying with Car-Parking Standards Set Out in the LDF.

Objective

To achieve more sustainable levels of prosperity and economic growth and to deliver more sustainable patterns of development.

Target

To provide sufficient parking spaces in all new development.

8.1 **Commentary**

This indicator was identified as Core Output Indicator 3a within the LDF Core Output Indicators.

The Core Strategy and Development Control Policies DPD adopted in February 2008 includes vehicle parking standards based on the guidance set out in PPG 13. The Parking Standards are expressed as a range of maximum and operational amounts of parking for broad classes of development.

Of the single-use non-residential developments completed during 2010/11, all were considered to be compliant with the parking standards.

Source: Chelmsford Borough Council 2011

Action

Chelmsford Borough Council will continue to implement the Development Control Policy DC7 Vehicle Parking Standards at Developments' to ensure that all future developments comply with parking standards.

Core Indicator 13 Amount of New Residential Within 30 Minutes Public Transport of: a GP; a Hospital; a Primary School; a Secondary School; Areas of Employment; and a Major Retail Centre(s)

<p>Objective</p> <p>To achieve sustainable levels of prosperity and economic growth. To deliver more sustainable patterns of location of development.</p> <p>Target</p> <p>To provide new housing in proximity to local facilities.</p>

8.2 Commentary

Chelmsford enjoys high levels of accessibility by public transport. Out of a total of 234 net new dwellings within the last year the following number and percentage were within 30 minutes travel time of the facilities listed in Table 20.

Table 20 Residential Development within 30 Minutes of Key Facilities.

	Number of Dwellings (Net)	% of Total (Net)
Total number of dwellings built 2010/11	234	-
GP	229	98
Hospital	229	98
Primary School	231	98.5
Secondary School	229	98
Employment Area	231	98.5
Retail Centre	231	98.5

Source: Chelmsford Borough Council, 2011

<p>Action</p> <p>Chelmsford Borough Council will continue to monitor accessibility and will implement Core Policies ‘CP8 – Promoting Accessibility’ and ‘CPI6 – Promoting Social Inclusion’ in order to encourage sustainable locations for development.</p>

8.0 Local Services

Core Indicator 14 **Amount of Completed Retail, Office and Leisure Development**

Objective

To achieve more sustainable levels of prosperity and economic growth.

Target

To maintain and strengthen the town centre hierarchy by directing major new developments to the town centres.

9.1 **Commentary**

This indicator was identified as Core Output Indicator 4a within the LDF Core Output Indicators.

Planning Policy Statement 6 (ODPM 2005) requires new retail, office and leisure uses to be within existing town centres. This indicator identifies the completed amount of gross internal floorspace for UCOs BI(a),A1,A2 and D2 to determine whether development is complying with PPS6. (Please note that Class BI(a) is also identified within Indicators 6 – 10 in direct reference to employment uses.)

In total, there was over 1,947 sqm of gross retail, office and leisure floorspace completed in the Borough in 2010 /11. This is inclusive of the development previously identified in Section 7 – Business Development.

Table 21 Chelmsford Borough Completed Floorspace

Uses	Floorspace (sq m)
B1 (a)	1031
A1	361
A2	nil
Flexible A1, A2 and A3 Floorspace	555
D2	nil
Total A Uses	916
Total	1,947

Source: Chelmsford Borough Council, 2011

Action

Chelmsford Borough Council undertakes the monitoring of office use (Use Classes B1a), retail uses (Use Class A1-A3) and recreational and leisure uses. In all cases, extensions, new development, redevelopment and changes of uses will be monitored.

The Borough Council will continue to apply the policies within the Adopted Core Strategy to ensure that a wide range of employment sites are provided within the Borough.

Core Indicator 15 Amount of Completed Retail, Office and Leisure Development in Town Centres

Objective

To achieve sustainable levels of prosperity and economic growth.
To deliver more sustainable patterns of location of development.
To revitalize town centres to promote a return to sustainable living.

Target

To maintain and strengthen the town centre hierarchy by directing major new developments to the centre.

9.2 Commentary

This indicator was identified as Core Output Indicator 4b within the LDF Core Output Indicators.

Planning Policy Statement 6 (ODPM 2005) requires new retail, office and leisure uses to be within existing town centres. This indicator identifies the completed amount of gross internal floorspace for UCOs BI(a),A1,A2 and D2 to determine whether developments comply with PPS6. Chelmsford Town Centre is considered as the area identified within the Chelmsford Town Centre Area Action Plan. (Please note that BI(a) is also identified within Indicators 6 – 10 in direct reference to employment uses.)

Approximately 22% of these completions were within the town centre. This amounted to 444 sqm.

Table 22 Chelmsford and South Woodham Ferrers Town Centre Completions

Uses	Floorspace (sq m)
A1	nil
A2	nil
A1, A2 and A3 Flexible Floorspace	nil
B1(a)	444
Total	444

Source: Chelmsford Borough Council, 2011

Action

Chelmsford Borough Council undertakes monitoring of industrial and warehousing uses (Uses Classes B1 – B8) and office use (Use Classes B1a), retail uses (Use Class A1-A3) and recreational and leisure uses. In all cases, extensions, new development, redevelopment and changes of uses will be monitored.

Chelmsford Borough Council will carry out an annual field survey of land development within Chelmsford Borough and carry out analysis of the data collected.

The current global economic downturn means that there has been a slowdown in employment floorspace delivered in recent years. It is expected that this trend will continue into 2011/12.

Core Indicator 16 Amount of Eligible Open Spaces Managed to Green Flag Award Standard

Objective

To protect and maintain our most vulnerable assets such as designated habitats, landscapes of natural beauty and our historic heritage and to improve the wider environment by adequate investment and management.

Target

To achieve Green Flag Award standards for the parks and open spaces within Chelmsford Borough.

9.3 Commentary

Through the ODPMs Public Service Agreement target 8, local authorities are required to take a lead in delivering cleaner, safer and greener public spaces. The Green Flag Award is a national standard for parks and open spaces in England and Wales and is managed by the Civic Trust on behalf of the ODPM and the Green Flag Advisory Board. To achieve a Green Flag Award standard an open space must have a strict management plan or strategy in place that addresses the following issues: the public impression of a space; health, safety and security; cleanliness and maintenance; sustainability; conservation and heritage; community involvement; marketing; and management.

The objective of this core indicator is therefore, to demonstrate that Chelmsford Borough Council is achieving Green Flag Award standards for publicly accessible space.

Chelmsford Borough Council has eight Green Flag awards for ten of its parks. Three parks, Admirals Park, Tower Gardens and West Park, combine to form one award.

Marconi Ponds Nature Reserve and Chelmer Valley LNR has also been awarded a Green Pennant.

Chelmsford Borough Council also has Green Heritage Awards for Oaklands Park, Hylands Estate and Admirals Park, Tower Gardens and west Park. The latter three parks are combined so three Green Heritage Awards.

Table 23 Green Flag Awards

Park With Green Flag Award	Hectares
Oaklands Park, Moulsham Street, Chelmsford	4.8
Boleyn Gardens, Beaulieu Park, Chelmsford	3.3
Admirals Park, Tower Gardens and the adjoining West Park, Chelmsford	29.4
Chelmer Park	11.86
Hylands Estate	232
Coronation Park	5.72
Compass Gardens, Saltcoats Park	10.08
Melbourne Park	21.13
Total	318.29

N.B. Oaklands Park, Hylands Park, Admirals Park, Tower Gardens and West Park also have Green Heritage Status.

Source: Chelmsford Borough Council, 2011

Action

Chelmsford Borough Council is seeking to retain its current Green Flag awards.

9.0 Flood Protection and Water Quality

Core Indicator 17 Number of Planning Permissions Granted Contrary to the Advice of the Environment Agency on Either Flood Defence Grounds or Water Quality

Objective

To protect new development from the risk of flooding and ensure new development has no adverse effects on water quality.

Target

To ensure that all planning applications that have been granted with planning permission will not have an adverse affect upon local flooding and water quality.

10.1 Commentary

This indicator represents Core Output Indicator 7 within the LDF Core Output Indicators.

This indicator is a measure to identify inappropriate development in the flood plain and development that adversely affects water quality.

There were no planning applications permitted contrary to advice of the Environment Agency.

Table 24 Planning Permissions Granted Contrary to Environment Agency Advice

Environment Agency Reference	Local Planning Authority Reference	Proposed Major Development	Site Address	Reason For Objection
None	None	None	None	None

Source: Environment Agency / Chelmsford Borough Council 2011

Action

Chelmsford Borough Council will continue to monitor permissions to ensure permissions are not given contrary to advice from the Environment Agency regarding flood defence or water quality.

10.0 Biodiversity

Core Indicator 18 Change in Areas and Populations of Biodiversity Importance

Objective

To protect and maintain our most vulnerable assets such as designated habitats, landscapes of natural beauty and our historic heritage and to improve the wider environment by adequate investment and management.

Target

To avoid development that adversely affects priority species and habitats

11.1 Commentary

This indicator represents Core Output Indicator 8 within the LDF Core Output Indicators.

The objective of this indicator is to monitor biodiversity to ensure that development does not adversely affect priority species and habitats and to show where enhancements of sites with priority species and habitats has taken place.

(i) Change in Priority Habitats and Species (by type)

The most recent comprehensive habitat survey for Chelmsford Borough was undertaken on behalf of the Borough Council by Essex Ecology Services Ltd. (EECOS) during 2004. This survey evaluates the existing network of important wildlife sites.

A previous study carried between 1990 and 1992 incorporated a basic land use survey to identify the most important wildlife habitats in the Borough. Comparison between this data and the 2004 survey is difficult given that the most recent survey has used the additional category of 'species-poor semi-improved'.

The total area of semi-natural habitat recorded in 2004 amounts to 9,272 hectares with the remaining 24,953 hectares being arable or urban land. The proportion of non-arable / urban semi-habitat land accounts for 27.1% of the total land area in Chelmsford Borough. The 1992 survey by comparison identified 8,320 hectares or 24.31% of the total Borough area. The 900 hectare increase is considered to have been largely brought about by the agricultural set-aside scheme though this may be temporary. The urban expansion that has taken place in Chelmsford over the last 10 years has generally been at the expense of arable land as opposed to semi-natural habitat.

The total amount of woodland in the Borough has increased from 2,041.7 hectares (5.97%) in 1992 to 2058.1 hectares (6.02%) in 2004. The national average is 8.4% coverage for England and 11.6% for the UK.

The 1992 report identified 1,395 hectares of land as non-SSSI Sinc. The 2004 survey has identified 1654 hectares, an increase of 259 hectares. This increase has been largely due to the enlargement of Hylands Park and the extension of the woodland site surrounding Hanningfield Reservoir SSSI.

Table 25 Habitat Survey

Habitat Survey	Land Use	2004 Area (ha)	1992 Area (ha)
Grassland	Unimproved Neutral	1.8	n/a
	Semi-Improved Neutral	193.1	n/a
	Semi-Improved Acid	3.5	n/a
	Acid Grassland / Heath	2.6	n/a
	Poor Semi-Improved	746.6	n/a
	Improved Grassland	4132.5	n/a
	Amenity Grassland	729.7	n/a
	Marshy Grassland	8.6	n/a
Woodland	Broadleaf Woodland	1331.1	1284.4
	Mixed Woodland	12.5	n/a
	Broadleaf / Coniferous Parkland	181.1	n/a
	Planted Broadleaf Woodland	392.7	n/a
	Planted Mixed Woodland	99.8	n/a
	Planted Coniferous Woodland	40.9	n/a
Total Woodland		2058.1	2041.7
	Scattered / Dense Scrub	165.7	130.7
	Tall Ruderal	98.3	n/a
	Short Perennial	92.7	n/a
	Orchard	82	n/a
	Allotment / Horticulture	47.1	n/a
	Lake / Reservoir	551.1	458.8
	Swamp	30.3	n/a
	Quarry	174.1	n/a
	Waste / Bare Ground	67.3	n/a
	Scattered Saltmarsh	17.1	n/a
	Saline Water Body	2	n/a
	Intertidal Mud	66	n/a
	Total	9272.2	n/a
	Number of Ponds	796	n/a

Source: Essex Ecology Services Ltd. 2004

(ii) Change in Areas Designated For Their Intrinsic Environmental Value Including Sites of International, National, Regional, Sub-Regional or Local Significance.

Action

The Council will continue to ensure that its ecological assets are protected. A new habitat survey for Chelmsford Borough will be undertaken in the short-term.

11.0 Renewable Energy

Core Indicator 19 Renewable Energy Capacity Installed by Type

Objective

To use natural resources both finite and renewable as efficiently as possible and reuse finite or recycled alternatives wherever possible.

Target

To ensure that all new developments are designed to optimise energy efficiency.

12.1 Commentary

This indicator represents Core Output Indicator 9 within the LDF Core Output Indicators.

The Government through its 'Energy White Paper: Our Energy Future – creating a low carbon economy' (2003) has set a target of 10% of electricity being generated from renewable sources by 2010 with the aspiration to increase this to 20% by 2020. This indicator will monitor all new developments to ensure they reach optimum energy efficiency in accordance with relevant Supplementary Planning Documents.

Action

The Borough Council has incorporated standards for renewable energy systems in development within Policy DC26 of the Submission Core Strategy and Development Control Policies DPD adopted (February 2008). More detailed guidance is contained in the Borough Council's Sustainable Development Supplementary Planning Document as adopted June 2008.

Annexes

Annex A – Chelmsford Borough Monitoring Framework

THEME I MANAGING GROWTH

Strategic Objective MG1

Direct growth to the most sustainable locations in the Borough and ensure new and existing neighbourhoods are easy to get to and well integrated with strategic route networks.

Policy Target (CP2)

To achieve employment creation and dwelling targets consistent with the East of England Plan.

Output Indicators

- (i) Dwelling Completions (Core)
- (ii) Employment Growth (Local)

Strategic Objective MG2

Manage and limit growth to that capable of being accommodated by the strategic infrastructure and the community support facilities of the Borough.

Policy Target (CP2, CP3 and CP4)

To achieve employment creation and dwelling targets consistent with the East of England Plan

Output Indicators

- (i) Housing Trajectory (Core)
- (ii) Planning permissions and completions within Special Policy Areas and Area Action Plan areas (Local)
- (iii) Employment growth (Local)
- (iv) Amount and type of infrastructure secured for new development (Local)

Strategic Objective MG3

Contain urban growth by re-use of urban land and imposition of rural boundaries.

Policy Target (CP5)

At least 60% of additional new dwellings to be built on previously developed land per annum and to maximise annual employment floorspace completion on previously developed land. New residential developments to be built at a density of

at least 30 dwellings per hectare.

Output Indicators

- (i) Percentage of all developments built within an Urban Area or Defined Settlement (Local)
- (ii) Percentage of new and converted dwellings on previously developed land (Core)
- (iii) Dwelling density (Core)
- (iv) Employment developments on previously developed land (Core)
- (v) Job density of new developments (Local)

Strategic Objective MG4

Promote the advantages of urban living and create good places to live and work within the existing urban areas through mixed use, diverse activity and full use of existing space.

Policy Target (CP6 and CP7)

To develop a high quality urban environment.

Output Indicators

- (i) Proportion of uses within mixed use developments (Local)
- (ii) Proportion of mixed used developments by policy area (Local)
- (iii) Residential completions by policy area (Local)
- (iv) Non-residential completions by policy area (Local)

Strategic Objective MG5

Minimise the need for car travel by locating development where alternative modes of transport are practicable and by improving public transport.

Policy Target (CP8)

Residential development to be within 30 minutes public transport of: GP; hospital; primary school; a secondary school; and Chelmsford and/or South Woodham Ferrers Town Centre.

Output Indicators

Amount of new residential development within 30 minutes public transport of:

- (i) GP (Core)
- (ii) Hospital (Core)
- (iii) Primary School (Core)
- (iv) Secondary School (Core)
- (v) Chelmsford and/or South Woodham Ferrers Town Centres (Core)

THEME 2 ENVIRONMENTAL PROTECTION AND ENHANCEMENT

Strategic Objective EPE1

Protect the Borough's natural and built resources, historic environment, biodiversity, geological diversity and countryside.

Policy Target (CP9)

No new development completed within, or adversely affecting, internationally or nationally important nature conservation areas. Decrease the number of buildings at risk.

Output Indicators

- (i) Change in areas and populations of biodiversity importance (Core)
- (ii) Changes in areas designated for their intrinsic environmental value (Core)
- (iii) Number of listed buildings at risk (Local)

Strategic Objective EPE2

Seek to ensure that development is designed and located so far as possible to minimize any negative effects on the local and global environment and where ever possible to provide a net beneficial effect by reducing the generation of pollution and waste and the consumption of natural resources, including fossil fuel-based energy consumption. The generation of energy from renewable resources will be encouraged.

Policy Target (CPI0, CPI1)

Maximise the provision of renewable energy capacity. No new development to be at risk from flooding.

Output Indicators

- (i) Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality (Core)
- (ii) Renewable energy capacity installed by type (Core)

Strategic Objective EPE3

Enhance environmental quality of the Borough's countryside and urban areas

Policy Target (CPI2, CPI3 and CPI4)

Maximise the provision of quality green open space. No inappropriate development to take place in the Green Belt or countryside beyond the Green Belt.

Output Indicators

- (i) Amount of eligible open spaces managed to Green Flag Award standard (Core)
- (ii) Amount of new Public Open Space created by type (Local)
- (iii) Amount of Sports and Leisure facilities developed (Local)
- (iv) Air Quality (Local)
- (v) Development within the Green Belt (Local)

THEME 3 BALANCED COMMUNITIES

Strategic Objective BC I

Meet the housing needs of the whole community through the provision of types and tenures of housing facilities, including affordable and special needs housing such as housing for the elderly, and create balanced communities through a mixture of housing for different household types.

Policy Target (CPI5)

35% of all residential completions to be affordable on sites of 15 dwellings or more; 70% of the affordable housing provision to be Social Rented and 30% Intermediate (includes key workers). To meet the identified housing needs of Gypsies and Travellers and Travelling showpeople and to minimise numbers living on sites without planning permission.

Output Indicators

- (i) House price change (Local)
- (ii) Affordable Housing completions (Core)
- (iii) Affordable Housing permissions (Core)
- (iv) Proportion of Affordable Housing permitted via S106 (Local)
- (v) Mix of Affordable Housing by tenure (Local)
- (vi) Mix of Housing Completed by number of bedrooms (Market and Affordable)
(Local)
- (vii) Permissions and completions granted for Exception sites (Local)
- (viii) Number of Caravan Pitches within the Borough (Core)

- (ix) Number of Caravan Pitches within the Borough without planning permission (Core)
- (x) Planning permission granted for Gypsy and Traveller Sites (Core)
- (xi) Number of Specialist Units provided (Local)

Strategic Objective BC2

Promote social inclusion through equality of opportunity and equality of access to social, educational, health, employment, recreational, green space and cultural facilities for all in the Borough.

Policy Target (CPI6)

New developments to be within 30 minutes public transport of: social; educational; health, employment, recreational, green space and cultural facilities

Output Indicators

As MG5

Strategic Objective BC3

Reduce deprivation and improve residents' health and quality of life by targeted economic and community development.

Policy Target (CPI7)

To reduce the pockets of deprivation in the Borough as defined by the Government's Indices of Deprivation.

Output Indicators

- (i) Indices of Deprivation (Local)

Strategic Objective BC4

Promote social inclusion by improved accessibility to health care, education, employment, local shopping, leisure facilities and services for all, especially for those without a car and for those in more remote parts of the Borough through well planned routes and integrated public transport.

Policy Target (CP8)

All development to be within 30 minutes public transport of: GP, hospital, primary school, secondary school and Chelmsford and/or South Woodham Ferrers Town Centres.

Output Indicators

As MG5

THEME 4 QUALITY OF LIFE

Strategic Objective QL1

Provide high quality social, educational, leisure and sports facilities, excellent green spaces, and a full range of cultural opportunities for meeting, worship, entertainment and celebration.

Policy Target (CPI8)

To secure high quality social, educational, leisure and sports facilities, excellent green spaces, and a full range of cultural opportunities for meeting, worship, entertainment and celebration in new developments.

Output Indicators

(i) The provision of community and social facilities, health, education, leisure, green spaces, arts and cultural facilities, and places of worship within new developments

Strategic Objective QL2

Improve links between new development surrounding neighbourhoods and the Town Centres by efficient local route networks and public transport.

Policy Target (CPI9)

To secure safe, high quality developments that have excellent connections with the existing urban area.

Output Indicators

As MG5

Strategic Objective QL3

Improve road safety and avoid pedestrian route severance by managing vehicle traffic in residential and shopping areas.

Policy Target (CPI9)

To secure safe, high quality developments that have excellent connections with the existing urban area.

Output Indicators

As MG5

Strategic Objective QL4

Ensure that new development creates places where people enjoy living and

working and are safe, secure and attractive.

Policy Target (CP20)

To secure high quality development that achieves residential approval.

Output Indicators

- (i) Public satisfaction with new developments (Local)
- (ii) Amenity space standards (Local)
- (iii) Public art provision (Local)

Strategic Objective QL5

Secure the best built environment design for present and future use and visual character. Enhance the utility of existing buildings through adaptation and improvement.

Policy Target (CP21)

To secure high quality development that achieves residential approval.

Output Indicators

- (i) Public satisfaction with visual character of the built environment (Local)

Strategic Objective ECPI

Maintain the Borough's economic competitiveness in a region of major growth and change by responding positively to economic change.

Policy Target (CP22)

To ensure stable employment growth. Ensure a range of suitable types of employment land and premises. Minimise losses of employment land.

Output Indicators

- (i) Amount of land (sq.m) developed for employment by type (Core)
- (ii) Amount of land (sq.m) developed for employment by type on allocated sites (Core)
- (iii) Employment land available by type (Core)
- (iv) Losses of employment land (Core)
- (v) Unemployment levels (Local)
- (vi) Vacancy rates (Local)

Strategic Objective ECP2

Reinforce Chelmsford town's leading sub-regional economic role by attracting new commercial investment and reinforcing the town's attractiveness and competitiveness by enhancing civic and cultural activity.

Policy Target (CP23)

To provide new civic and cultural facilities. To provide new commercial and leisure development at locations consistent with the settlement hierarchy.

Output Indicators

- (i) New retail and leisure development in Chelmsford Town Centre (Core)
- (ii) New office development in Chelmsford Town Centre (Core)
- (iii) Loss of retail floorspace in Chelmsford Town Centre (Local)
- (iv) Provision of arts and cultural facilities in Chelmsford Town Centre (Core)
- (v) Tourist and visitor levels (Local)
- (vi) Primary and secondary retail frontages (Local)

Strategic Objective ECP3

Enhance Chelmsford's role as a Regional Transport Node.

Policy Target (CP24)

To promote improved public transport services and facilities.

Output Indicators

- (i) Park and Ride provision (Local)
- (ii) Bus and rail services (Local)
- (iii) Percentage of non-residential development complying with car parking standards (Core)

Strategic Objective ECP4

Enhance the viability and vitality of South Woodham Ferrers Town Centre and secondary local centres.

Policy Target (CP25)

To encourage the provision and retention of services within South Woodham Ferrers Town Centre.

Output Indicators

- (i) New retail and leisure development in South Woodham Ferrers and secondary local centres (Core)
- (ii) New office development in South Woodham Ferrers and secondary local centres (Core)
- (iii) Loss of retail floorspace in South Woodham Ferrers and secondary local centres (Local)
- (iv) Vacancy rates in South Woodham Ferrers and secondary local centres (Local)
- (v) No net loss of public car parking spaces in South Woodham Ferrers Town Centre (Local)

Strategic Objective ECP5

Support essential commercial transport movement related to Borough business activity on road and rail networks.

Policy Target (CP26)

To promote business activity within the Borough

Output Indicators

None

Annex B – Monitoring of Core Output Indicators

Objectives

The Chelmsford Borough Core Strategy and Development Control Policies DPD (adopted February 2008) sets out a series of strategic objectives against which planning policies and the allocation of land for development will be established.

These objectives underpin the Chelmsford Borough Local Development Framework process and are consequently used within the Council's AMR's to help establish meaningful indicators and targets. The monitoring and evaluation of progress towards the objectives and targets will form part of the feedback mechanism to ensure effective operation of policies.

The strategic objectives set out in the adopted Chelmsford Borough Core Strategy and Development Control Policies DPD are:

Managing Growth

Deals with fundamental spatial aspects of planning – the quantity and location of development, the strategic links and the physical containment of urban form by landscape. This group has Core policies and the closest tie-in with regional policy.

The Strategic Objectives under this theme are:

MG1: Direct growth to the most sustainable locations in the Borough and ensure new and existing neighbourhoods are easy to get to and well integrated with strategic route networks.

MG2: Manage and limit growth to that capable of being accommodated by the strategic infrastructure and the community support facilities of the Borough.

MG3: Contain urban growth by re-use of urban land and imposition of rural boundaries.

MG4: Promote the advantages of urban living and create good places to live and work within the existing urban areas through mixed use, diverse activity and full use of existing space.

MG5: Minimise the need for car travel by locating development where alternative modes of transport are practicable and by improving public transport.

Environmental Protection and Enhancement

Provides the environmental basis for all development – valuing natural and

historic assets and ensuring change is sustainable and enhancing. This group of objectives is linked to a range of development policies ensuring individual development acknowledges global impact.

The Strategic Objectives under this theme are:

EPE1: Protect the Borough's natural and built resources, historic environment, biodiversity, geological diversity and countryside.

EPE2: Seek to ensure that development is designed and located so far as possible to minimise any negative effects on the local and global environment and where ever possible to provide a net beneficial effect by reducing the generation of pollution and waste and the consumption of natural resources, including fossil fuel-based energy consumption. The generation of energy from renewable resources will be encouraged.

EPE3: Enhance environmental quality of the Borough's countryside and urban areas.

Balanced Communities

Promotes social inclusion in all aspects of development and public services, supported by Core policies and other related social strategies.

The Strategic Objectives under this theme are:

BC1: Meet the housing needs of the whole community through the provision of types and tenures of housing facilities, including affordable and special needs housing such as housing for the elderly, and create balanced communities through a mixture of housing for different household types.

BC2: Promote social inclusion through equality of opportunity and equality of access to social, educational, health, employment, recreational, green space and cultural facilities for all in the Borough.

BC3: Reduce deprivation and improve residents' health and quality of life by targeted economic and community development.

BC4: Promote social inclusion by improved accessibility to health care, education, employment, local shopping, leisure facilities and services for all, especially for those without a car and for those in more remote parts of the Borough through well planned routes and integrated public transport.

Quality of Life

Focuses on how our experience of living and working is influenced by sense of place, sense of safety and security, ease of local travel, built environment design and the quality of public facilities. This group is supported mainly by a large range of Development Control policies and detailed guidance.

The Strategic Objectives under this theme are:

- QL1:** Provide high quality social, educational, leisure and sports facilities, excellent parks and green spaces, and a full range of cultural opportunities for meeting, worship, entertainment and celebration.
- QL2:** Improved links between new development, surrounding neighbourhoods and the town centres by efficient local route networks and public transport.
- QL3:** Improve road safety and avoid pedestrian route severance by managing vehicle traffic in residential and shopping areas.
- QL4:** Ensure that new development creates places where people enjoy living and working and are safe, secure and attractive.
- QL5:** Secure the best built environment design for present and future use and visual character. Enhance the utility of existing buildings through adaptation and improvement.

Economic Prosperity

Provides the economic basis for the success of the borough as a place to live and work. It deals with the needs of businesses, the working population, trade and freight, centred on the significance of Chelmsford as a key regional centre.

The strategic objectives provide the basis for the Borough Council's spatial strategy for the Borough, including the Core policies and Development Control policies contained in this document.

The Strategic Objectives under this theme are:

- ECPI:** Maintain the Borough's economic competitiveness in a region of major growth and change by responding positively to economic change.
- ECP2:** Reinforce Chelmsford town's leading sub-regional economic role by attracting new commercial investment and reinforcing the town's attractiveness and competitiveness by enhancing civic and cultural activity.

ECP3: Enhance Chelmsford's role as a Regional Transport Node.

ECP4: Enhance the viability and vitality of South Woodham Ferrers town centre and secondary local centres.

ECP5: Support essential commercial transport movement related to Borough business activity on road and rail networks.

FURTHER INFORMATION

This publication is available in alternative formats including Braille, large print, audio tape and other languages. Please call 01245 606330.

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CUSTOMER SERVICE EXCELLENCE