

# Authority Monitoring Report

Covering the period 1st April 2013 - 31st March 2014

Local Development Framework 2001 - 2021





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## Part I Introduction

- Background to and purpose of AMRs

**1.1** This Authority Monitoring Report (AMR) has been produced by Chelmsford City Council as a means of assessing the performance of the Local Development Framework against the Chelmsford City Monitoring Framework.

**1.2** The introduction of the Localism Act 2011 and Town and Country Planning (Local Planning) (England) Regulations 2012 removed the requirement for local authorities to send an Annual Monitoring Report to the Secretary of State. However, the Act retains the overall duty to monitor the implementation of the Local Development Scheme and the extent to which the policies set out in Local Plans are being achieved. The Localism Act also gives more flexibility as to when and how often an AMR is prepared. The Council will now be able to choose which targets and indicators to include in the report. From 2012 onwards these reports are now called the 'Authority Monitoring Report' (AMR) rather than the previously termed 'Annual Monitoring Report'.

**1.3** The AMR is one of the documents included in the City Council's Local Development Framework and is made publicly available. The key functions of AMRs will continue to 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.

**1.4** This is the Council's ninth AMR. It covers the period from 1st April 2013 to 31st March 2014.

**1.5** Copies of the previous eight AMR's covering the period from 1st April 2004 to 31st March 2013 are available from the City Council's Planning Policy Team and also on the City Council's website. Although a stand-alone Annual Monitoring Report was not published for the year 2011/2012, the relevant data is included within the 2012/2013 Authority Monitoring Report.

**1.6** The AMR is becoming increasingly important as the City 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) Third Review (March 2013). 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 The Monitoring Framework

### Part 2 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 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 City Council's Development Management Development Plan Document contains a Monitoring Framework to assess the progress made within the Plan period, and the effectiveness of the planning policies contained within it. This Monitoring Framework is set out in full at Annex A. It comprises a number of both Core and Local level indicators which cover a range of themes. The AMR is the vehicle for reporting the Core Indicators set out in the Monitoring Framework and reviewing progress made. The AMR will also consider how approaches to monitoring can be made more effective and efficient.

**2.3** The Monitoring Framework continues to be evolutionary as the Council works with key stakeholders to explore new ways to make monitoring more reliable and inclusive.

## Implementing the Local Development Scheme 3

### Part 3 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 City 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
- 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 2014 for each Development Plan Document in the LDS is set out in Tables 1 and 2. This indicates that the City Council achieved the milestone set in the LDS during the period 2013/14.

**3.3** The City Council has a full suite of LDF documents and is now commencing work on the preparation of future Local Plan documents.

**3.4** A third review of the Local Development Scheme was adopted in March 2013 and includes the scope and expected timetable for the new Chelmsford City Plan.

### 3 Implementing the Local Development Scheme

**Table I - Progress on Local Development Scheme Targets and Milestones Development Plan Documents**

Milestones	Target	Achieved at 31.03.14	Notes
<b>Local Development Scheme</b>			
Submission to Government	28 Mar 05		Approved April 2005
First Review (December 2006)	-		Approved Jan 2007
Second Review	-		Approved March 2009
Third Review	-	Approved March 2013	
<b>SCI Second Review</b>			
Pre-Draft Consultation	July/Aug 2012	Yes	May/June 2012
Consideration of representations and preparation of final document	Sept 2012	Yes	July/August 2012
Draft SCI consultation	Oct/Nov 2012	Yes	
Consideration of representations and preparation of final document	December 2012	Yes	
Approval of final document by the Council's Development Policy Committee	January 2013	Yes	
Adoption and Publication (EiP not needed)	January 2013	Yes	
<b>Focused Review - Core Strategy and Development Control Policies DPD</b>			
Evidence gathering and public participation – Scoping Consultation (Regulation 18)	July/Aug 2012	Yes	
Consideration of representations and prepare Draft Submission Document	Aug/Oct 2012	Yes	
Approval of Draft Submission Document by the Council's Development Policy Committee	November 2012	Yes	
Draft Submission Document Consultation (Regulation 19)	Nov 2012/Jan 2013	Yes	

## Implementing the Local Development Scheme 3

Milestones	Target	Achieved at 31.03.14	Notes
Consideration of representations and amendments to document (if required)	Feb/March 2013	Yes	
Approval of Submission Document by the Council's Development Policy Committee	March 2013	Yes	
Submission of Focused Review Document to Secretary of State (Regulation 22)	April 2013	Yes	
Independent Examination	June 2013	July 2013	
Receive and publish Inspector's Report	September 2013	December 2013	
<b>Community Infrastructure Levy (CIL)</b>			
Evidence gathering, finalisation of Infrastructure Delivery Plan, viability testing, stakeholder engagement.	Oct 2011/Feb 2012	Yes	
Approval of Preliminary Draft Charging Schedule by the Council's Development Policy Committee	March 2012	Yes	DPC 01/03/2012
Preliminary Draft Charging Schedule Consultation (Regulation 15)	March/April 2012	Yes	March 2012
Consideration of representations	May/July 2012	Yes	
Further viability testing, engagement with stakeholders	Aug/Nov 2012	Yes	Sept 2012/Jan 2013
Preparation of Draft Charging Schedule	Dec 2012/Feb 2013	Yes	
Approval of Draft Charging Schedule by the Council's Development Policy Committee	March 2013	Yes	DPC 07/03/2013
Draft Charging Schedule Consultation (Regulation 16)	March/May 2013	Yes	Complete March/May 2013
Assessment of representations and amendments to Charging Schedule (if required)	May/June 2013	Yes	Complete May/June 2013
Approval for submission of Charging Schedule by the Council's Development Policy Committee	June 2013	Yes	DPC 06/06/2013
Submit for Examination (Regulation 19)	June 2013	Yes	Submitted 28/06/2013

### 3 Implementing the Local Development Scheme

Milestones	Target	Achieved at 31.03.14	Notes
Examination	September 2013	Yes	Complete 01/10/2013
Publication of Examiner's recommendations	November 2013	Yes	Published 06/12/2013
Modify Charging Schedule	December 2013	-	Not required
Approve and bring into force Charging Schedule	April 2014	Yes	2nd June 2014

**Table 2 - Progress on Local Development Scheme Targets and Milestones - Supplementary Planning Documents**

Milestones	Target	Achieved at 31.03.14	Notes
Sustainable Design and Construction (Previously "Sustainable Development")			
Prepare draft document	Aug 2012/March 2013	Yes	
Draft SPD Consultation (Regulation 12)	March/May 2013	Yes	
Consideration of representations and preparation of final document	May 2013	Yes	Achieved
Approval of final document by the Council's Development Policy Committee	June 2013	Yes	Achieved
Adoption	June 2013	Yes	Achieved
Section 106 Planning Obligations (Previously "Planning Contributions")			
Prepare draft document	April/June 2013	Yes	Achieved
Draft SPD Consultation (Regulation 12)	June/July 2013	Yes	Achieved
Consideration of representations and preparation of final document	August 2013	Yes	Achieved
Approval of final document by the Council's Development Policy Committee	September 2013	Yes	Achieved
Adoption	September 2013	Yes	2nd June 2014

## Implementing the Local Development Scheme 3

### Current Position

**3.5** As of June 2014 all Chelmsford City DPD's and SPD's have been completed and adopted.

### Future Work

**3.6** The City Council has commenced work on its new Local Plan which is intended to cover the period up until 2036. This will be in the form of one consolidated document. Work has commenced on a number of evidence based documents as set out in Table 3 below:

**Table 3 - Progress on new Local Plan Evidence Base Documents**

Name	Key Stages/Dates	Progress at 31.03.2014
Gypsy and Traveller Accommodation Assessment (GTAA)	Published by EPOA July 2014. Considered at Development Policy Committee (DPC) October 2014.	Draft received by EPOA. Outcome of Government consultation (published September 2014) needs to be addressed before further consideration.
Retail Study	Final Study to be presented to DPC for approval into the evidence base November 2014.	Draft report being prepared.
Employment Land Review (ELR)	Draft agreed for consultation by DPC October 2014. Consultation to run October - November 2014.	Evidence and data being collected and first draft in preparation.
Strategic Housing Market Assessment (SHMA)	Draft Report published and considered by DPC July 2014. Stakeholder Event took place July 2014.	Draft report being prepared.
EPOA Greater Essex Demographic Forecasts	Stage 6 Report published September 2014. Stage 7 Report due quarter 1 2015.	Stage 5 Report published.
Objectively Assessed Need (OAN) Assessment	Agreed at October 2014 DPC to commission consultant. Report expected early 2015.	Not yet commenced.
Strategic Housing Land Availability Assessment (SHLAA)	Desktop Study of existing sites carried out and considered at DPC June 2014. Call for sites to commence November 2014. Submissions assessed early 2015. Viability Assessment to be carried out Summer 2015. SHLAA Final Report Summer 2015.	Work commenced on Desktop Study.
Open Space Assessment	Consultants commissioned and work commenced on data collection September 2014. First draft report expected Spring 2015.	Put out to Tender.

### 3 Implementing the Local Development Scheme

Name	Key Stages/Dates	Progress at 31.03.2014
Local Wildlife Survey	Put out to Tender October 2014. Surveys to be carried out Spring 2015. Draft report expected Summer 2015.	Not yet commenced.
Strategic Economic Growth Plan	Consultation on Draft Spring 2015. Presentation of Final Draft to DPC Summer 2015.	Not yet commenced.
Duty to Co-operate Strategy	Consultation on Draft Strategy Autumn/Winter 2014. Presentation of Final Draft to DPC by Spring 2015.	Not yet commenced.
Infrastructure Development Plan (IDP)	IDP to be formulated from CIL Infrastructure Business Plan (IBP).	Not yet commenced.
EQIA	Draft being prepared Autumn 2014.	Not yet commenced.
Parking Standards	Interim position to be considered by DPC Winter 2014 following review of amended ECC standards.	Not yet commenced.

**3.7** Further evidence based documents will be prepared to support the City Council's Local Plan.

## Part 4 Contextual Indicators

### Contextual Indicator 1 Population

#### Key Contextual Characteristics of the City

#### Contextual Indicator 1 - Population

- The 2011 Census data shows the population for Chelmsford was recorded as 168,310 people.
- The population of Chelmsford City has increased by 11,238 people since 2001.
- The most marked growth in the population of Chelmsford between 2001 and 2011 was the number of over 90 year olds, which increased by 53%.
- There was an increase of 46% in the population of 60-64 year olds, and an increase of 33% in the population of 85-89 year olds between 2001 and 2011.
- The City saw a decrease of 12% in the number of people aged 30-34 years between 2001 and 2011.
- The population of Chelmsford increased at a slower rate (7.0%) than the East of England (8.5%) and England (7.9%) between 2001 and 2011, although it increased at a faster rate than Essex (6.3%).

**Table 4 - Chelmsford City's Population 1981 - 2013**

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

## 4 Contextual Indicators

Year	Population
2011	168,310
2012	169,335
2013	170,256

Source: ONS Mid-Year Population Estimates

### Contextual Indicator 2 House Prices

#### Contextual Indicator 2 - House Prices

- The average house price in the Chelmsford area was £251,962 in 2013/14.
- The average house price in Chelmsford has remained reasonably constant for the years 2012/13 to 2013/14.
- In 2013/14, with the exception of detached dwellings, all other house types have seen an increase in the average price.

**Table 5 - 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 / 2011	£372,119	£220,548	£202,233	£134,115	£230,059
2011 / 12	£392,137	£232,338	£191,945	£139,677	£230,449

## Contextual Indicators 4

Year	Detached	Semi	Terraced	Flat	All
2012 / 13	£404,922	£258,000	£212,446	£127,459	£252,896
2013 / 14	£379,593	£270,670	£220,632	£151,564	£251,962

Source: [home.co.uk](http://home.co.uk) 2014

### Contextual Indicator 3 Local Economy

#### Contextual Indicator 3 - Local Economy

- Chelmsford City has the fifth largest workforce (economically active) in the East of England (behind Cambridge, Peterborough, Central Bedfordshire and Norwich) and is the largest amongst the Essex districts.
- The service sector accounts for 88.6% of all employment in Chelmsford City compared to manufacturing which now accounts for 5.5% of the workforce and construction which accounts for 4.8% 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 City are public administration, education and health (29,700 people employed within this sector), distribution, hotels and restaurants (20,800), and finance, information technology and other business activities (19,200).
- The average gross weekly earnings of a full time worker in the Chelmsford City administrative area workforce has fallen to £510, this is compared to an average gross weekly earnings for a Chelmsford City resident of £587.50. On average those that live in the City's administrative area earn more than those that work in the City's administrative area.
- The economic inactivity rate in the Chelmsford City administrative area is 16.1%, which is lower than the East of England average of 19.6%, and lower than the national average of 22.6%.

Source: Nomis official labour market statistics 2014

## 4 Contextual Indicators

### Current Economic Conditions

**4.1** Chelmsford's economy has been subdued but was relatively stable through the economic downturn. It continues to provide the highest number of jobs of any district in Essex at 85,500 (2013). Previously: 84,200 (2012); 84,800 (2011); 83,500 (2010); 84,200 (2009) [Business Register and Employment Survey Sept 2014]. JSA claimant unemployment continued to fall through 2014 (March 2014 at 1.9 % compared to March 2013 at 2.6%).

**4.2** Economic activity, including construction, new business start-ups and commercial take-up improved in 2014 and is set to continue with the addition of public realm / infrastructure works, future new retail and general business expansion. Prospects are likely to improve for business and employment growth over the next two to three years as a result.

## Part 5 Housing Delivery

### Core Indicator I Housing Trajectory

#### Core Indicator I - Housing Trajectory

##### Objective

To deliver more sustainable patterns of development.

##### Target

To monitor annual dwelling completions against strategic targets set in the Core Strategy.

#### Commentary

**5.1** This indicator is identified as Core Output Indicators MGI(i) and MG2(i) within Theme I (Managing Growth) of the LDF Monitoring Framework attached at Appendix A.

**5.2** The objective of the Housing Trajectory is to plan, monitor and manage the delivery of new housing in the Chelmsford City area. 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'.

**5.3** The Housing Trajectory therefore provides an update of Chelmsford City Council's delivery of housing and will demonstrate progress towards meeting housing targets set out in Chelmsford's Adopted Core Strategy.

#### Housing Trajectory

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

**5.5** The Housing Trajectory will:

- Set out the past and anticipated supply of housing over the entire Plan period (2001 – 2021);
- Assess any 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.

## 5 Housing Delivery

**5.6** 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.

### A. Net Additional Dwellings 2001 - 2013

#### Commentary

**5.7** On 2nd October 2014 the City Council's Development Policy Committee resolved to commission consultants to undertake a report which identifies the 'Objectively Assessed' housing need for the Council's administrative area to include the period beyond 2021 and to use an interim housing target of 800 dwellings per annum to be used as the basis of the calculation of the City Council's current five-year land supply. Full reasoning behind this figure can be found in the Development Policy Committee Report at <http://www.chelmsford.gov.uk/development-policy-committee-02-oct-2014-700pm>

**5.8** As a result, Chelmsford City Council's annual dwelling completion target for the time frame 2001 to 2013 is an average of 700 dwellings per annum, and for the period 2013 to 2021 is an average of 800 dwellings per annum.

**5.9** Chelmsford City Council has averaged 470 dwelling completions per annum between 2001 and 2014. During the year 2013/2014 housing completion rates have increased for Chelmsford for the fourth year in a row. Development activity has increased significantly since 2013, with commencements on the majority of the Council's strategic sites. Chelmsford City Council has always anticipated that completion rates will increase in the later stages of the plan period and the projected completion rates 2013/2014 support this.

**5.10** As of April 2014 Chelmsford City Council has approved a number of planning applications on key strategic sites that will provide over 4,500 new homes. A number of key sites have commenced building work in 2013/2014, which provide a significant number of dwellings in the later part of the plan period, and beyond 2021.

#### Current Conditions

**5.11** Chelmsford has always had a buoyant housing market that performs well above the national average and build out rates are estimated to increase in 2014/15.

**5.12** During the last year a number of strategic planning permissions have been granted in accord with LDF allocations for housing. These include all those identified in the same section of last year's report, which is particularly pleasing.

**5.13** A number were issued with S106 Agreements prior to the implementation of CIL in June 2014. All post-June 2014 planning permissions for housing will be CIL liable.

**5.14** The majority of these permissions are now commenced on site with the larger schemes being subject to a number of phases of reserved matters to be submitted over a period of time.

## Housing Delivery 5

**5.15** This reflects increased confidence in the housing market and the success of the LDF in allocating development to sustainable locations with associated provision of infrastructure provided from those developments in a timely manner.

**5.16** There are a number of key sites subject to planning applications submitted since last year's report. These should be dealt with during the coming year to further meet housing requirements in a properly planned manner. These are:

- Former University Campus Phase 2 (now known as City Park West) - currently proposing 386 units (an increase of circa 100 units from that previously permitted)
- Marrable House, The Vineyards replacement building - currently proposing 57 units
- Western Parcel Land North of Copperfield Road – currently proposing 60 units
- Eastern area Land north of Copperfield Road – currently proposing up to 198 units
- Land south west of Broomfield Place – currently proposing 223 units
- Morelands Industrial Estate, Rettendon - currently proposing 24 units

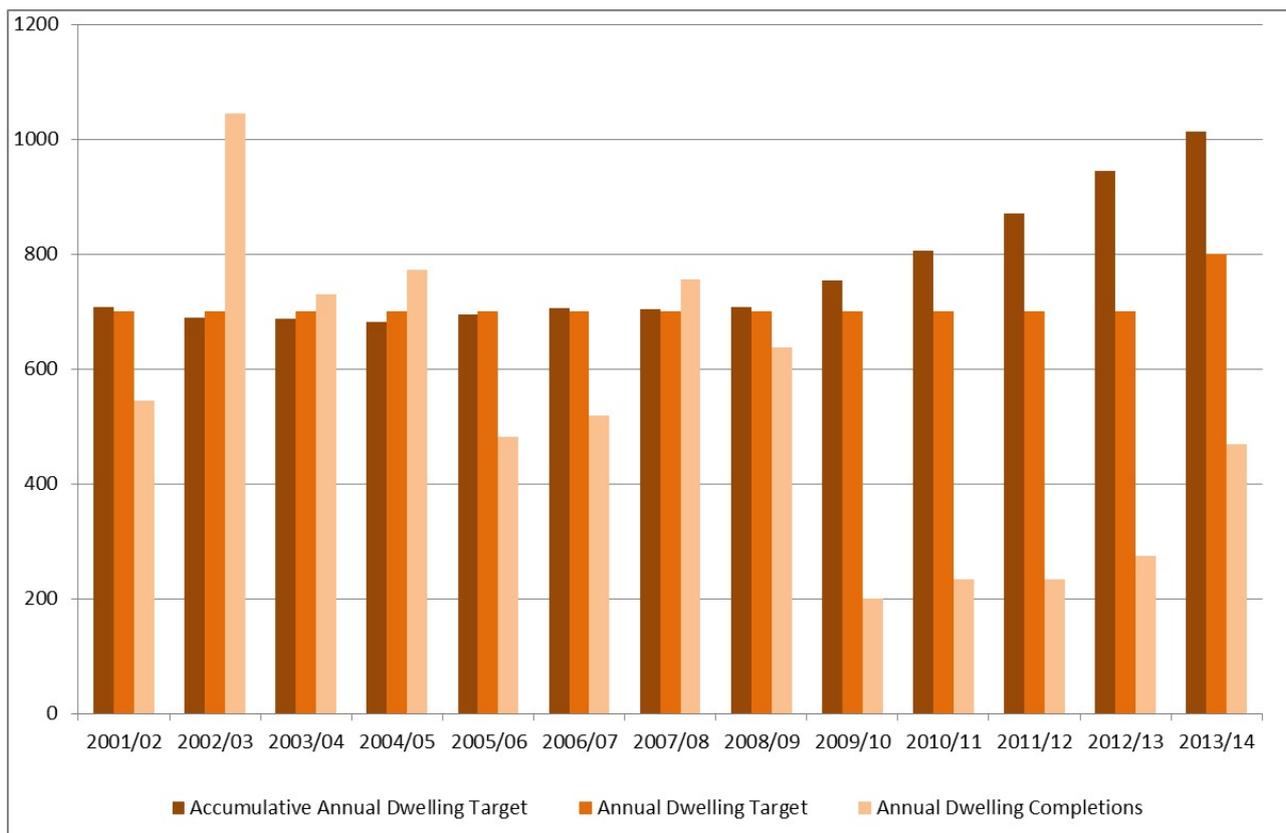
**Table 6 - Accumulative Annual Dwelling Completion Target 2001 - 14**

Year	Accumulative Annual Dwelling Target	Annual Dwelling Target	Annual Dwelling Completions
2001 / 02	708	700	545
2002 / 03	689	700	1046
2003 / 04	687	700	731
2004 / 05	682	700	773
2005 / 06	695	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
2011 / 12	871	700	235
2012 / 13	946	700	274
2013 / 14	1,014	800	470

Source: Chelmsford City Council Housing Trajectory 2014

## 5 Housing Delivery

**Figure 1 - Accumulative Annual Dwelling Completion Target 2001 - 14**



### B. Annual Net Additional Dwelling Requirement 2014 - 2021

#### Commentary

**5.17** The annual dwelling requirement between 2014 and 2021 is above the interim Core Strategy target of 800 dwellings per annum, and is presently at 1,014. It is expected that the current shortfall in completions will be rectified during the remainder of the Plan period as a number of larger schemes commence and others move towards completion. In accordance with the NPPF, the Council will need to plan strategically over at least 15 years and believes that the most effective and appropriate means to address any shortfall in future housing provision is through a full Review of the Council's Spatial Strategy, which has commenced. In this way, future spatial options for all new development can be assessed and consulted upon in a strategic manner and can be underpinned by a consistent, robust and up-to-date evidence base.

**Table 7 - Annual Net Dwelling Requirement 2014 - 2021**

<b>Core Strategy Dwelling Target 2001 – 2021</b>	<b>14,800</b>
Total Completions 2001 – 2014	<b>6,905</b>
Average Annual Completion Rate 2001 – 2013	<b>470</b>
Core Strategy Target 2014 – 2021	<b>7,895</b>
Required Annual Completion Rate 2014 – 2021	<b>1,128</b>

Source: Chelmsford City Council Housing Trajectory, October 2014

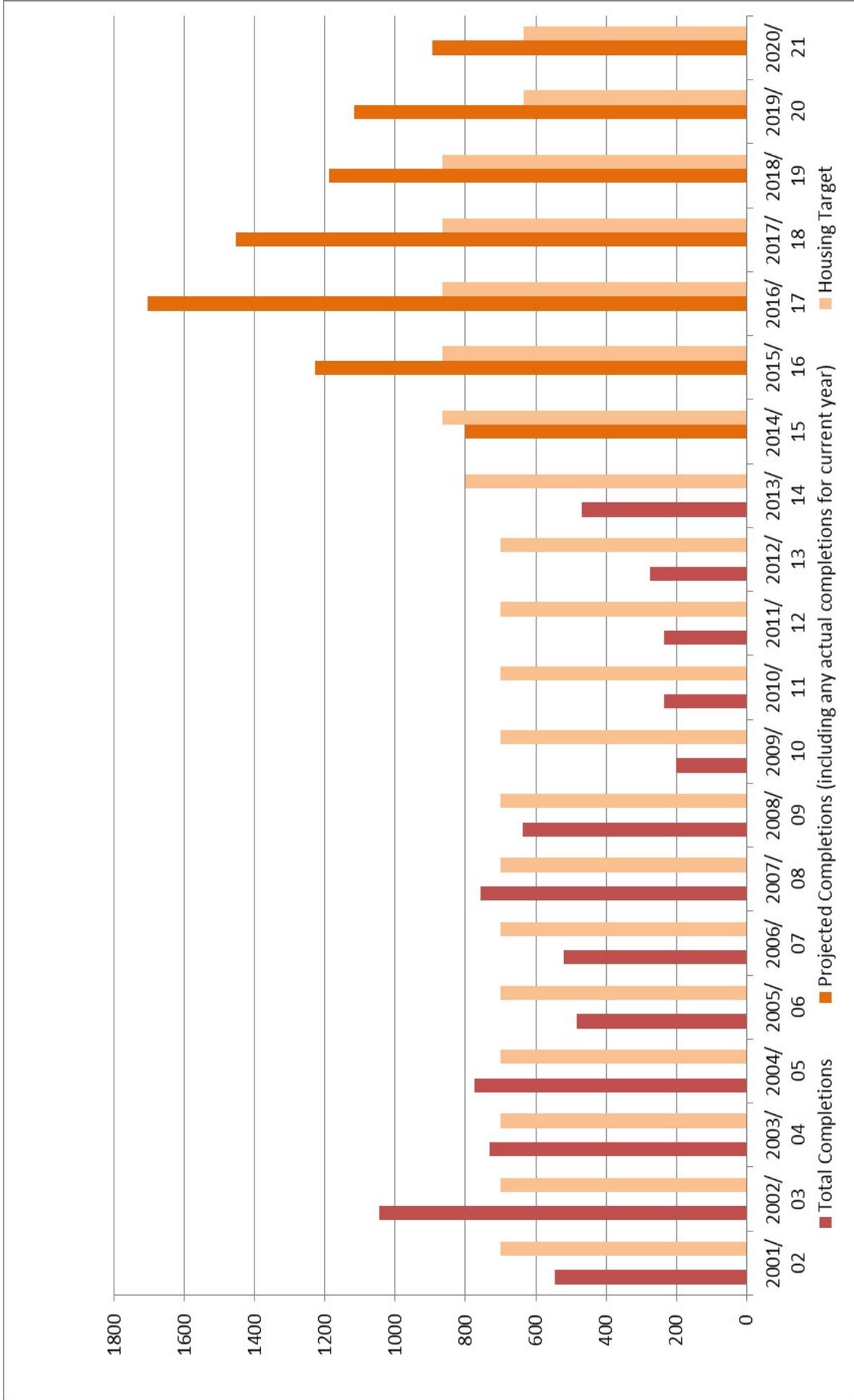
## C. Projected Net Additional Dwellings 2014 - 2021

### Commentary

**5.18** 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 sites include sites with planning permission, sites without planning permission but ongoing pre-application discussions or allocated sites, urban capacity sites and windfall sites. The period from 2013/14 includes the phasing of the major 'greenfield' allocations as contained within the Chelmsford City Core Strategy and Development Control Policies DPD. The latest housing trajectory in Figure 2 (dated October 2014) demonstrates the City Council has a 5 year land supply. This includes a 20 percent buffer added over the 5 year period 2014 to 2018/19 for persistent under delivery.

## 5 Housing Delivery

Picture 1 - Housing Trajectory 2001 - 2021 (October 2014)



## Housing Delivery 5

**Table 8 - Projected Net Dwellings 2014 - 2021 (October 2014)**

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
TCAAP Allocations	382	352	719	210	180	386	372
NCAAP Allocations	83	341	657	828	661	350	350
SADPD Allocations	73	307	115	152	168	245	62
Large Unallocated Sites	55	102	67	140	71	32	0
Small Unallocated Sites (including windfall allowance of 100 dpa 2017-2021)	42	127	147	123	108	105	111
Total Projected Completions	800	1229	1705	1453	1188	1188	895
Core Strategy Target (+20% over next 5 years)	866	866	866	866	866	635	635
Annual Average Completion Rate (Rolling Average)	635	833	1051	1131	1141	1138	1107

Source: Chelmsford City Council Housing Trajectory, October 2014

**D. Annual Net Additional Dwelling Completions 2001 - 2021****Table 9 - New Residential Development 2001 - 2021**

New Residential Development 2001-2021	Dwellings
Dwellings Completions (2001-2014)	6,905
Remaining Dwelling Completions (2014-2021)	8,388
Total Provision (Core Strategy 2001-2021)	15,293

Source: Chelmsford City Council Housing Trajectory, October 2014

## 5 Housing Delivery

**Table 10 - Annual Net Additional Dwelling Requirement**

New Residential Development 2001-2021	Dwellings
Annual net additional dwelling requirement (Core Strategy)	700 (2001-13) 866 (2013-19) 635 (2019-21)
Annual average number of additional dwellings needed to meet the overall housing requirements.	1128

Source: Chelmsford City Council Housing Trajectory, October 2014

### Action

The City 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 City 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.

There is a requirement for the Council to assess its 'Objectively Assessed' housing need and re-assess its housing target in the intervening period. Therefore ahead of a full assessment of the Chelmsford's 'Objectively Assessed' housing need the use of an interim target of 800 dwellings per annum has been adopted as the most appropriate response to the latest available data. The interim target takes into account an additional 20% buffer over the next five years, in accordance with Government guidance, to respond to under delivery due to the global economic downturn and addresses the undersupply of housing from the new base date of 2013/14.

## Core Indicator 2 Net Dwelling Completions on Previously Developed Land

### 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.

### Commentary

**5.19** This indicator is identified as Core Output Indicator MG3(ii) within Theme 1 (Managing Growth) of the LDF Monitoring Framework attached at Appendix A. The objective of this indicator is to assess the extent to which the re-use of land is maximised within the Chelmsford City area.

**Table 11 - 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%
2011 / 12	60%	74%
2012 / 13	60%	61%
2013 / 14	60%	68%

Source: Chelmsford City Council Housing Completions

## 5 Housing Delivery

### Core Indicator 3 New Residential Densities

#### 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.

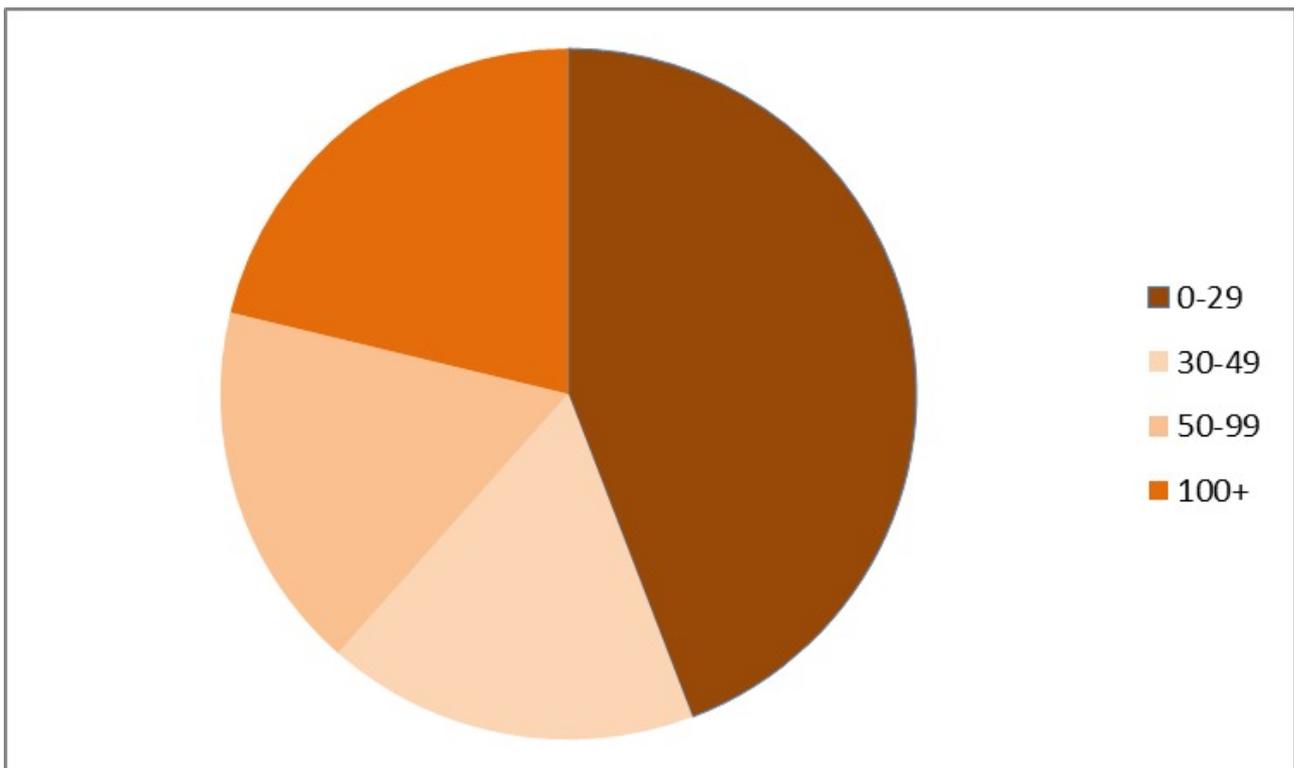
#### Commentary

**5.20** This indicator is identified as Core Output Indicator MG3(iii) within Theme I (Managing Growth) of the LDF Monitoring Framework attached at Appendix A.

**5.21** Paragraph 47 of the NPPF states that local planning authorities should set out their own approach to housing density to reflect local circumstances. Policy DC3 of the Chelmsford Core Strategy and Development Control Policies DPD seeks housing densities of 50 dwellings per hectare within Chelmsford's urban areas and 30 dwellings per hectare elsewhere. Figure 2 acts as an indicator to determine the intensity of housing developments in Chelmsford City.

**5.22** In 2013/2014 56% of new residential developments in Chelmsford achieved a density of over 30 dwellings per hectare. The number of dwellings completed at a density of 100+ dwellings per hectare was 21%.

**Figure 2 - New Residential Densities 2013/14**



**Action**

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

## 5 Housing Delivery

### Core Indicator 4 Affordable Housing

#### Core Indicator 4 - Affordable Housing

##### Objective

To facilitate suitable housing for local needs.

##### Target

To secure 35% affordable housing on threshold development sites.

#### Commentary

**5.23** This indicator is identified as Core Output Indicators BCI(ii) and BCI(iii) within Theme 3 (Balanced Communities) of the LDF Monitoring Framework attached at Appendix A.

**5.24** The objective of this indicator is to secure a proportion of affordable housing to help meet housing needs. Paragraph 50 of the NPPF states that local planning authorities should set policies for meeting affordable housing need on site. Policy DC31 of the Chelmsford Core Strategy and Development Control Policies DPD sets out the requirement for all new large developments within the Chelmsford City area to provide 35% affordable housing.

**5.25** Chelmsford City Council granted planning permission for 1426 new affordable homes between 1st April 2013 and 31st March 2014, compared to 536 in 2012/13. This equates to 25% of the total net new dwellings approved within that period.

**5.26** There were 62 affordable dwelling completions between 1st April 2013 and 31st March 2014. This accounts for 13% of all new residential completions in the Chelmsford City area. It should be noted that these figures are a percentage of all completions in the City area rather than just those developments which meet the affordable housing threshold requirements.

**Table 12 - Affordable Housing Completions**

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%

## Housing Delivery 5

Year	Number of Dwellings	%
2011 / 12	23	10%
2012 / 13	27	10%
2013 / 14	62	13%

Source: Chelmsford City Council Housing Completions

**5.27** Although the figures in Table 12 for the periods 2012/13 and 2013/14 are low, Table 13 sets out the percentage of affordable housing achieved on all threshold sites approved for the period 2013/14.

**Table 13 - Affordable Housing Threshold Sites 2013/14**

Planning Reference Number	Site Address	Number and % of Affordable Housing Units Approved
09/01314/EIA	Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford	972 = 27%
12/01480/OUT	Runwell Hospital, Runwell Chase, Runwell, Wickford	201 = 35%
12/01545/FUL	Site of the Former St Johns Hospital (South Part), Wood Street, Chelmsford	24 = 24%
12/01789/FUL	Former Marconi Works, New Street, Chelmsford	128 = 31%
13/00690/ETL	Essex County Ground, New Writtle Street, Chelmsford	45 = 11%
12/01448/OUT	Crown Buildings, Beeches Road, Chelmsford	8 = 17.5%
12/00833/FUL	Royal Mail Chelmsford Delivery Office, 30 Victoria Road, Chelmsford	13 = 35%
		TOTAL = 1391

Source: Chelmsford City Council Development Management Records, 2014

**5.28** In addition the following non-threshold sites secured permission for further affordable housing units in the period 2013/14:

## 5 Housing Delivery

**Table 14 - Non-threshold Affordable Housing Permissions 2013/14**

Planning Reference Number	Site Address	Number and % of Affordable Housing Units Approved
I3/00564/FUL	Land to rear of and including 11 and 12 Wykeham Road, Writtle	10 = 100%
I3/00694/FUL	The New Barn, Kings Road, Chelmsford	10 = 100%
I3/00264/FUL	Garage site between 67 and 69 and 89 and 81 Noakes Avenue, Great Baddow	5 = 100%
I3/00769/FUL	Land between 5 and 7 Whitehouse Crescent, Great Baddow	2 = 100%
I3/00787/FUL	Land East of 53 St Nazaire Road, Chelmsford	3 = 100%
I3/01485/FUL	Land at part of rear gardens 8 to 10 Oak Cottages, Main Road, Boreham	2 = 100%
		<b>TOTAL = 32</b>

Source: Chelmsford City Council Development Management Records, 2014

### Action

Policy DC31 of the adopted Core Strategy and Development Control Policies DPD deals with the provision of affordable housing in the City. 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 undertaken a revised Strategic Housing Market Assessment which considers the demand for market and affordable housing across the City. This gives an updated insight into how the housing market operates and provide broad estimates for future housing requirements based on a combination of primary and secondary data.

## Core Indicator 5 Gypsy and Traveller Accommodation

### 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.

### Commentary

**5.29** This indicator is identified as Core Output Indicator BCI(viii), BCI(ix) and BCI(x) within Theme 3 (Balanced Communities) of the LDF Monitoring Framework attached at Appendix A.

**5.30** 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.

**5.31** The monitoring of Gypsy and Traveller accommodation is carried out by Chelmsford City Council on a bi-annual basis and recorded to the Communities and Local Government (CLG). The monitoring includes both authorised and unauthorised sites and is used by this indicator to assess the level of accommodation provision within Chelmsford.

**5.32** Policy DC34 provides a pitch target for the period to 2016, in addition to a mechanism for the allocation of new sites and general criteria for decision making on planning applications. The supporting text to Policy DC34 sets out that 20 additional pitches are required to 2016. 10 pitches were identified within the adopted North Chelmsford Area Action Plan (2011). Through two completed Section 106 Agreements for planning applications in North East Chelmsford, the Council has secured a site and funding to deliver the allocated pitches in this area. Although planning permission has not yet been granted, this is considered to be a significant commitment towards meeting the need for additional pitches.

**5.33** The Council granted planning permission for one pitch in 2013. No further allocations were made within the Site Allocations DPD, which means that on the basis of the adopted policy there is a shortfall of 9 pitches by 2016.

**5.34** Due to the withdrawal of the East of England Plan and its supporting evidence base, further work has been carried out to identify the need for any further Gypsy and Traveller sites in the City beyond 2016. During 2014 the Essex Planning Officers' Association (EPOA) has prepared a new Essex-wide Gypsy and Traveller Accommodation Assessment (GTAA) to assess need in the period up to 2033.

## 5 Housing Delivery

**5.35** The 2014 Essex Planning Officers Association GTAA was published on 22nd July 2014. The figures in this document are not contained within any of the Council's adopted Development Plan Documents and identify a shortfall of 11 pitches by 2016. This document was considered by the Council on the 2nd October 2014 and the findings of this document will be further considered upon the outcome of the Government consultation published in September 2014.

**Table 15 - Publicly Funded Authorised Pitches in Chelmsford City Council's Administrative Area**

Date	Number of Pitches	Number of Caravans
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
Jan 2012	22	27
Jan 2013	22	27
Jan 2014	22	26

Source: [www.gov.uk/government/collections/traveller-caravan-count](http://www.gov.uk/government/collections/traveller-caravan-count)

**Table 16 - Privately Funded Authorised Pitches in Chelmsford City Council's Administrative Area**

Date	Number of Pitches	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

## Housing Delivery 5

Date	Number of Pitches	Number of Caravans
Jan 2010	53	85
Jan 2011	53	85
Jan 2012	51	81
Jan 2013	52	82
Jan 2014	53	91

Source: [www.gov.uk/government/collections/traveller-caravan-count](http://www.gov.uk/government/collections/traveller-caravan-count)

**Table 17 - Unauthorised Gypsy and Traveller Pitches in Chelmsford City Council's Administrative Area**

Date	Number of Pitches	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
Jan 2012	7	14
Jan 2013	6	10
Jan 2014	4	6

Source: [www.gov.uk/government/collections/traveller-caravan-count](http://www.gov.uk/government/collections/traveller-caravan-count)

**Table 18 - Temporary Gypsy and Traveller Pitches in Chelmsford City Council's Administrative Area**

Date	Number of Pitches	Number of Caravans
July 2003	n/a	0
July 2004	1	11
July 2005	2	3

## 5 Housing Delivery

Date	Number of Pitches	Number of Caravans
July 2006	0	0
July 2007	0	0
Jan 2008	0	0
Jan 2009	0	0
Jan 2010	0	0
Jan 2011	3	3
Jan 2012	1	2
Jan 2013	0	0
Jan 2014	0	0

Source: [www.gov.uk/government/collections/traveller-caravan-count](http://www.gov.uk/government/collections/traveller-caravan-count)

### Action

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

In accordance with the NPPF, the Council will need to plan strategically over at least 15 years. As with future housing provision, the Council believe that the most effective and appropriate means to address this is through a full Review of the Council's Spatial Strategy. In this way, future spatial options for all new development can be assessed and consulted upon in a strategic manner and can be underpinned by a consistent, robust and up-to-date evidence base.

## Part 6 Business Development

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

### Core Indicator 6 Amount of Floorspace Developed for Employment by Type

#### Core Indicator 6 - Amount of Floorspace Permitted 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 City.

#### Commentary

**6.1** This indicator is identified as Core Output Indicator MG3(iv) within Theme 1 (Managing Growth) of the LDF Monitoring Framework attached at Appendix A.

**6.2** Paragraph 18 and 19 of the NPPF states that the Government is committed to securing economic growth and ensuring that the planning system does everything it can to support sustainable economic growth. The objective of this indicator is therefore, to assess whether sufficient employment space is being provided that assists in encouraging economic growth within Chelmsford.

**6.3** This indicator considers the gross permitted employment floorspace by type between April 2013 and March 2014. Employment floorspace is defined by the Use Classes Order (B1a, b, c, B2, and B8) and recorded below in Table 19.

**6.4** The largest increase in floorspace was for B1a floorspace, accounting for 79% of the total permitted floorspace. B8 floorspace accounted for 18% of all permitted floorspace.

**6.5** Table 20 demonstrates that there were no approvals granted for flexible floorspace.

**Table 19 - Permitted Floorspace sqm**

Use Class	Floorspace
B1a	82,289
B1b	0
B1c	646

## 6 Business Development

Use Class	Floorspace
B2	1,451
B8	19,033
Total	103,419

Source: Chelmsford City Council Development Management Records, 2014

**Table 20 - Flexible Floorspace sqm**

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

Source: Chelmsford City Council Development Management Records, 2014

### Action

Chelmsford City 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 City Council will carry out an annual field survey of land development within Chelmsford City 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.

A further Employment Land Review has been carried out in 2014 to ascertain any significant changes which may have occurred as well as assessing the current provision of Rural and City Centre employment sites, and the future need for such provision. This will feed into a Strategic Economic Growth Strategy, to be undertaken in 2014-2015, which will be used to inform future employment policies and land allocation within the next Local Plan.

## Core Indicator 7 Amount of Floorspace Developed for Employment by type in Employment and Regeneration Areas

### Core Indicator 7 - Amount of Floorspace Permitted 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.

### Commentary

**6.6** This indicator is identified as Core Output Indicator ECPI(i) and ECPI(ii) within Theme 4 (Quality of Life) of the LDF Monitoring Framework attached at Appendix A.

**6.7** Paragraph 22 of the NPPF seeks for planning policies to avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. It states that land allocations should be regularly reviewed. The objective of this indicator is, therefore, to monitor the take-up of employment land on allocated sites, comprising development sites and employment sites.

**6.8** This indicator identifies the permitted floorspace within employment areas that have been designated within the Chelmsford City Local Development Framework to demonstrate the potential loss of allocated Employment Land.

**6.9** Table 21 identifies that 14% of all gross permitted employment floorspace was within designated Employment Policy Areas.

**Table 21 - Percentage of Gross Floorspace Permitted in Employment Areas**

	Total Developed Floorspace (sq.m.)	Percentage of Total Gross Floorspace
Gross Floorspace developed within Employment Areas	472	14%
Total Gross Floorspace developed within Chelmsford	108,053	100%

## 6 Business Development

Source: Chelmsford City Council Development Management Records, 2014

**6.10** The following table identifies the breakdown of permitted uses within the Employment Policy Areas. B2 floorspace accounts for 62% of the total permitted floorspace. B8 Floorspace accounted for the remaining 38% of all permitted floorspace.

**Table 22 - Employment Floorspace Developed by Type in Employment Areas**

Use Class	Floorspace (sq.m.)
B1	Nil
B2	294
B8	178
Flexible Floorspace between B1,B2 and B8	Nil
A1	Nil
Total	472

Source: Chelmsford City Council Development Management Records, 2014

### Action

Chelmsford City 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 City Council will carry out an annual field survey of land development within Chelmsford City and carry out analysis of the data collected. The global economic downturn means that there has been a slowdown in employment floorspace delivered in recent years.

A further Employment Land Review is taking place Autumn 2014 to ascertain any significant changes which may have occurred as well as assessing the provision of rural and City Centre employment sites, and the future need for such provision.

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

### 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.

#### Commentary

**6.11** This indicator is identified as Core Output Indicator MG3(iv) within Theme 1 (Managing Growth) of the LDF Monitoring Framework attached at Appendix A.

**6.12** Paragraph 111 of the NPPF states that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed, provided that it is not of high environmental value. Local authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land. The objective of this indicator is therefore to identify the completed employment floorspace that was on previously developed land (see Annex 2 of NPPF for definition).

**6.13** 100% of the completed employment floorspace in Chelmsford City during 2013/14 was on previously developed land.

Source: Chelmsford City Council Development Management Records, 2014

#### Action

Chelmsford City Council undertook an Employment Land Review in 2006 to form part of the evidence base for the Core Strategy DPD. A further refresh of that was carried out in 2009. A new Employment Land Review is currently under consultation and is expected to be completed in the early part of 2015. These studies assess 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 City 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 global economic downturn means that there has been a slowdown in employment floorspace delivered in recent years.

## 6 Business Development

### Core Indicator 9 Employment Land Available by Type

#### 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.

#### Commentary

**6.14** This indicator is identified as Core Output Indicator ECPI(iii) within Theme 4 (Quality of Life) of the LDF Monitoring Framework attached at Appendix A.

**6.15** The objective of this indicator is to quantify employment land available within Chelmsford City. 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 31.03.14

(ii) Sites for which Planning Permission has been granted for Use Classes

B1a, b, c, B2 and B8 at 31.03.14:

**Table 23 - Gross Floorspace for which Planning Permission has been granted for Use Classes B1a, b, c, B2 and B8**

Use Class	Area (sq m)
B1a	82,289
Other B1 (split unknown)	Nil
B1c	646
B2	1,451
B8	19,033
B1 - B8 (split unknown)	4,634
Total	108,033

Source: Chelmsford City Council Development Management Records, 2014

## Core Indicator 10 Losses of Employment Land

### 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.

### Commentary

**6.16** This indicator is identified as Core Output Indicator ECPI(iv) within Theme 4 (Quality of Life) of the LDF Monitoring Framework attached at Appendix A.

**6.17** Paragraph 19 of the NPPF states that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Significant weight should be placed on the need to support economic growth through the planning system. 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.

**6.18** Between 2013 and 2014 a total of 9,148sqm of allocated employment floorspace was lost to non-employment uses:

**Table 24 - Employment Floorspace lost to other uses**

Use Class	Area (sq m)
A Classes	4,985
C Classes	3,222
D Classes	481
Total	9,148

Source: Chelmsford City Council Development Management Records, 2014

## 6 Business Development

### Action

Chelmsford City Council undertook an Employment Land Review to form part of the evidence base for the Core Strategy DPD. A new Employment Land Review is currently out for consultation and is expected to be completed in early 2015. These studies assess 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 City 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 global economic downturn means that there has been a slowdown in employment floorspace delivered in recent years.

## Core Indicator 11 Amount of Employment Land lost to Residential Development

### 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.

### Commentary

**6.19** This indicator is identified as Core Output Indicator ECPI(iv) within Theme 4 (Quality of Life) of the LDF Monitoring Framework attached at Appendix A.

**6.20** Paragraph 19 of the NPPF states that the Government are committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Significant weight should be placed on the need to support economic growth through the planning system. 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.

**6.21** Between 1997 and 2013 a total of 917 dwellings were allocated on employment land, 848 of which have been constructed as at 31/03/2014. This constitutes a loss of 19.84 hectares of employment land to housing. Between 1st April 2013 and 31st March 2014 3.4ha of employment land was granted permission to be lost to residential development, creating a further 210 new dwellings, as shown in Table 24.

**6.22** It should be noted that a number of approvals in Table 24 relate to a new prior approval procedure introduced by the Government, to allow office buildings to be converted to residential units without the need for planning permission (these sites are marked with an \* in Table 26).

**Table 25 - Housing Completed on Employment Land (2013-14)**

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.4.13 to 31.03.14	Housing Not Completed at 31.03.14
Travis Perkins, Navigation Road, Chelmsford	0.42	Redundant buildings at timber workers yard	48	0
9 Hall Street, Chelmsford	0.38	Former offices	5	4

## 6 Business Development

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.4.13 to 31.03.14	Housing Not Completed at 31.03.14
Marrable House, The Vineyards, Great Baddow, Chelmsford	0.26	Redundant office building	nil	58
264 Baddow Road, Great Baddow, Chelmsford	0.01	Builders office and yard	nil	5
Site At 86 High Street, Chelmsford	0.02	Disused office	3	nil
15 to 17 Reeves Way, South Woodham Ferrers	0.01	Disused office	nil	2
<b>TOTAL</b>	<b>1.1</b>	<b>N/A</b>	<b>56</b>	<b>69</b>

Source: Chelmsford City Council Development Management Records, 2014

**Table 26 - Employment Land permitted to be lost to Housing**

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.04.2013 to 31.03.2014	Housing Not Completed at 31.03.2014
Eurest Crown Buildings, Beeches Road, Chelmsford	0.4	Disused office	nil	46
Land at The Nest, Highwood Road, Edney Common	2.08	Disused Haulage Depot	nil	19 (commenced)
* Friars House, 6 Parkway, Chelmsford	0.13	Disused office	nil	20
* Cater House, 49-50 High Street, Chelmsford	0.26	Disused office	nil	33 (commenced)
* 64-66 Broomfield Road, Chelmsford	0.23	Disused office	nil	37
* Kensal House, 77 Springfield Road, Chelmsford	0.09	Disused office	nil	19
143 New London Road, Chelmsford	0.01	Disused office	nil	1

## Business Development 6

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.04.2013 to 31.03.2014	Housing Not Completed at 31.03.2014
131-135 Springfield Road, Chelmsford	0.01	Disused office	nil	1
57 - 63 Moulsham Street, Chelmsford	0.04	Disused office	nil	9
Chelmer Court, Church Street, Chelmsford	0.04	Disused office	nil	7
191-192 Moulsham Street, Chelmsford	0.003	Disused office	nil	2
22 Broomfield Road, Chelmsford	0.006	Disused office	nil	1
47 Broomfield Road, Chelmsford	0.03	Disused office	nil	6
* Stratford House, 72-74 Maldon Road, Danbury	0.01	Disused office	nil	2
* 1 and 13 Trinity Square, South Woodham Ferrers	0.02	Disused office	nil	3
* Halgate House, 52 Hullbridge Road, South Woodham Ferrers	0.01	Disused office	nil	4
<b>TOTAL</b>	<b>3.4</b>	<b>N/A</b>	<b>0</b>	<b>210</b>

Source: Chelmsford City Council Development Management Records, 2014

### Action

Chelmsford City Council undertook an Employment Land Review to form part of the evidence base for the Core Strategy DPD. A new Employment Land Review is out for consultation from 9th October to 27th November 2014 and is expected to be completed in early 2015. These studies assess 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 City 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.

## 7 Transport

### Part 7 Transport

#### **Core Indicator 12 Amount of Completed Non-Residential Development within Use Classes A, B, and D complying with Car Parking Standards set out in the LDF**

#### **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.

#### **Commentary**

**7.1** This indicator is identified as Core Output Indicator ECP3(iii) within Theme 4 (Quality of Life) of the LDF Monitoring Framework attached at Appendix A.

**7.2** 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.

**7.3** Of the single-use non-residential developments completed during 2013/14, all were considered to be compliant with the parking standards.

Source: Chelmsford City Council Development Management Records, 2013

##### **Action**

The Focused Review of the Core Strategy and Development Plan Policies DPD was adopted on 4th December 2013. This amends a select number of the City Council's planning policies in order ensure consistency with the NPPF. Policy DC7 'Vehicle Parking Standards at Developments' was amended to reflect the removal of maximum parking standards within the NPPF. In addition a joint review of County-wide standards is being carried out Autumn 2014.

Chelmsford City Council will continue to implement the newly revised Development Control Policy DC7 to ensure that all future developments comply with vehicle parking standards.

## Part 8 Open Space

### Core Indicator 13 Amount of Eligible Open Space Managed to Green Flag Award Standard

#### Core Indicator 13 - 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 the Chelmsford City administrative area.

#### Commentary

- 8.1** This indicator is identified as Core Output Indicator EPE3(i) within Theme 2 (Environmental Protection and Enhancement) of the LDF Monitoring Framework attached at Appendix A.
- 8.2** 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 the UK and is managed by Keep Britain Tidy on behalf of the Government. 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.
- 8.3** The objective of this core indicator is therefore, to demonstrate that Chelmsford City Council is achieving Green Flag Award standards for publicly accessible space.
- 8.4** Chelmsford City Council has ten Green Flag awards for fifteen of its parks. Three parks, Admirals Park, Tower Gardens and West Park, combine to form one award and Brookend Gardens and Chancellor Park combine to form another.
- 8.5** Marconi Ponds Nature Reserve and Chelmer Valley LNR have each been awarded a Green Flag Community Award.
- 8.6** Chelmsford City 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 overall.

## 8 Open Space

**Table 27 - Green Flag Awards**

Park With Green Flag Award	Hectares
Oaklands Park, Moulsham Street, Chelmsford	4.8
Boleyn Gardens and 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 and Saltcoats Park	10.08
Melbourne Park	21.13
Brook End Gardens and Chancellor Park	8.11
Central Park	14.87
Lionmede Recreation Ground	2.0
Total	343.27

Source: Chelmsford City Council Parks and Heritage Services, 2014

**Future Proposals**

**8.7** During 2013/14 a submission for Green Flag Status was submitted and received for Lionmede Recreation Ground.

**8.8** Further applications for Melbourne Park & Andrews Park; Boleyn Garden's & Beaulieu Park; and Jubilee Park and Chelmer Park are planned to be submitted as joint applications (In effect adding Andrews, Jubilee and Beaulieu Park as joint submissions with existing Green Flag sites at Melbourne Park, Chelmer Park and Boleyn Gardens) in 2014/15.

**8.9** Looking ahead to 2016 onwards, Applications for Springfield Hall Park, Springfield Green & Pollards Meadow (as a joint application) and Baddow Hall Park may be considered. Noakes Park & Baddow Hall Park could also be submitted in conjunction with Gt. Baddow Parish Council. This would potentially provide individual awards at all major park locations in Chelmsford and South Woodham Ferrers.

**Action**

Chelmsford City Council is seeking to retain its current Green Flag awards and obtain further Green Flag Awards at all major park locations in Chelmsford and South Woodham Ferrers.

## Flood Protection and Water Quality 9

## Part 9 Flood Protection and Water Quality

### Core Indicator 14 Number of Planning Permissions Granted Contrary to the Advice of the Environment Agency on either Flood Defence Grounds or Water Quality

#### Core Indicator 14 - 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 planning permission will not have an adverse effect upon local flooding and water quality.

#### Commentary

**9.1** This indicator is identified as Core Output Indicator ECE2(i) within Theme 2 (Environmental Protection and Enhancement) of the LDF Monitoring Framework attached at Annex A.

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

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

**Table 28 - 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: Chelmsford City Council Development Management Records, 2013

##### Action

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

## 10 Biodiversity

### Part 10 Biodiversity

#### Core Indicator 15 Change in Areas and Populations of Biodiversity Importance

##### Core Indicator 15 - 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.

##### Commentary

**10.1** This indicator is identified as Core Output Indicator ECE1 (i) and EPE1 (ii) within Theme 2 (Environmental Protection and Enhancement) of the LDF Monitoring Framework attached at Annex A.

**10.2** The objective of this indicator is to monitor biodiversity to ensure that development does not adversely affect priority species and habitats. It also shows where an enhancement of sites with priority species and habitats has taken place.

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

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

**10.4** A previous study carried between 1990 and 1992 incorporated a basic land use survey to identify the most important wildlife habitats in the City Council area. 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'.

**10.5** 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. The 1992 survey by comparison identified 8,320 hectares or 24.31% of the total Chelmsford area. The 900 hectare increase is considered to have been largely brought about by the agricultural set-aside scheme, although 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.

**10.6** The total amount of woodland in the City's administrative area has increased from 2,041.7 hectares (5.97%) in 1992 to 2,058.1 hectares (6.02%) in 2004. The national average is 8.4% coverage for England and 11.6% for the UK.

**10.7** The 1992 report identified 1,395 hectares of land as non-SSSI SINC. The 2004 survey has identified 1,654 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 29 - 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	4,132.5	n/a
	Amenity Grassland	729.7	n/a
	Marshy Grassland	8.6	n/a
	Woodland	Broadleaf Woodland	1,331.1
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		2,058.1	2,041.7
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	

## 10 Biodiversity

Habitat Survey	Land Use	2004 Area (ha)	1992 Area (ha)
	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	9,272.2	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.

**10.8** There have been no such changes in the period 1st April 2013 to 31st March 2014.

#### Action

The Council will continue to ensure that its ecological assets are protected. A new habitat survey for Chelmsford City has been commissioned and will be undertaken in 2014/15.

## Part II Renewable Energy

### Core Indicator 16 Renewable Energy Capacity Installed by Type

#### Core Indicator 16 - 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.

#### Commentary

**11.1** This indicator is identified as Core Output Indicator ECE2(ii) within Theme 2 (Environmental Protection and Enhancement) of the LDF Monitoring Framework attached at Annex A.

**11.2** The Government through the Climate Change Act 2008 is committed to the target to cut greenhouse gas emissions by 80% by 2050. Paragraph 94 of the NPPF states that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change in line with the objectives and provisions of the Climate Change Act 2008. This should take full account of flood risk, coastal change and water supply and demand considerations.

**11.3** Paragraph 96 of the NPPF states that, in determining planning applications, local planning authorities should expect new development to:

- comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable
- take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

**11.4** In accordance with the guidance set out in the NPPF the City Council has adopted a Supplementary Planning Document, Building for Tomorrow – Guidance on Sustainable Design and Construction, June 2013. This document provides guidance on achieving environmentally sustainable development and addressing life-long challenges when designing new schemes and improving existing buildings.

**11.5** This indicator will monitor all new developments to ensure they reach optimum energy efficiency in accordance with relevant Supplementary Planning Documents.

## II Renewable Energy

### Action

The City Council has incorporated standards for renewable energy systems in development within Policy DC24 of the Core Strategy and Development Control Policies DPD adopted (February 2008). This Policy has been recently updated and revised through the Focused Review of the Core Strategy and Development Control Policies DPD to the Policy is consistent with the NPPF. More detailed up to date guidance is contained in the City Council's Supplementary Planning Document, Building for Tomorrow – Guidance on Sustainable Design and Construction, June 2013.

Following the adoption of these documents further monitoring of the revised policies will be carried out to ensure appropriate standards continue to be achieved.

## Part 12 Duty to Co-operate

### Objective

To fulfil the requirements of the Duty to Co-operate as set out in the Localism Act 2011 and the NPPF.

### Target

To ensure active co-operation continues to take place with other local planning authorities and other public bodies on an on-going basis.

### Commentary

**12.1** The Localism Act 2011 requires Local Planning Authorities (LPA) to cooperate with each other and with other public bodies to address those planning issues that are strategic in their area.

**12.2** The Localism Act requires LPAs to “engage constructively, actively and on an on-going basis” to develop strategic policies and consider joint approaches to plan making where appropriate. The Duty to Co-operate came into effect on 15th November 2011.

**12.3** The NPPF paragraph 156 provides details regarding the expectations of LPA’s to co-operate on strategic issues and highlights those policies that should be considered as strategic priorities. Paragraphs 178-181 go on to list evidence that will be required to prove that a Submission plan has been subject to effective co-operation.

**12.4** The Town and Country Planning (Local Planning) (England) Regulations 2012 require that the local planning authority’s monitoring report must give details of what action has been taken during the monitoring period to satisfy the Duty to Co-operate.

**12.5** Chelmsford City Council has undertaken a considerable amount of engagement activity and discourse with neighbouring local authorities, both individually and as part of planning groups and forums on a sub-regional basis. A large number of public and private bodies and the local residential and business communities have also been regularly engaged and consulted throughout the plan-making process.

**Table 30 - Duty to Co-operate matters**

Local Authority/Organisation and Topic	Time Frame	Current Position
Basildon Borough Council - Local Plan	6/3/14 - Objections raised by CCC	Basildon BC publishing consultation responses from Preferred Options stage in September 2014. No further details on publication of a Proposed Submission Plan currently available. Officer level duty to co-operate meeting scheduled for 21 <sup>st</sup> October 2014.

## 12 Duty to Co-operate

Local Authority/Organisation and Topic	Time Frame	Current Position
Brentwood Borough Council - Local Plan	19/9/13 - Objections raised by CCC	Brentwood BC has published consultation responses from Preferred Options stage. The Proposed Submission Plan was timetabled for early- 2014 but yet to be published.
Castle Point Borough Council – Local Plan	6/3/14 - Objections raised by CCC	Castle Point BC has established a Task and Finish Group to examine representations. No further details on publication of a Proposed Submission Plan currently available.
Essex County Council - Minerals Local Plan	17/1/13 - Objections raised by CCC  November 2013 - attended hearing sessions	Minerals Local Plan submitted for Independent Examination in July 2013 followed by Hearing Sessions in November 2013. Inspector found Plan Sound subject to modifications. Modifications did not resolve CCC objections, but Plan adopted July 2014.
Essex County Council - Waste Local Plan	31/1/12 - Comments made by CCC	Following the submission of comments to the Preferred Approach consultation in November 2011, there have been no further public consultations. A revised timetable was published in May 2014 which identifies a further round of consultation in early 2015.
London (Greater London Authority) – Further Alterations to the London Plan (FALP)	6/3/14 - Objections raised by CCC	FALP Submitted for Examination in May 2014, Pre-Examination meeting took place on 11 July attended by Officer from Chelmsford CC. Hearing Sessions ran for three weeks from 1 – 18 September 2014. An Officer from Chelmsford CC attended sessions relating to Duty to Co-operate and Housing, Needs and Supply.
Maldon District Council - Local Plan and Community Infrastructure Levy	6/3/14 & 3/7/14 - objections raised by CCC	Ongoing objections raised in relation to the significant impact on Chelmsford's highways through Danbury from Maldon's proposed growth. Examination Hearing Sessions on housing matters are scheduled for January 2015.
Department for Transport – Lower Thames Crossing Options Consultation	4/7/13	The Government has published its response to the consultation in July 2014. The Government are delaying the decision on the route of the Lower Thames Crossing to allow further technical work and public consultation to take place.

## Duty to Co-operate 12

Local Authority/Organisation and Topic	Time Frame	Current Position
National Air Traffic Services (NATS) – London Airspace Consultation	16/1/14 - Comments made by CCC	This consultation focused on Gatwick and London City Airports airspace. NATS are in the process of producing 'feedback' documents. A localised follow-on noise consultation has been launched for Gatwick Airport. A decision is awaited on the main consultation. A further localised consultation has been recently published on changes to departure patterns from Stansted Airport which affect the northernmost areas of the City Council's area. The closing date was 8 September 2014 and Officers have made comments to the consultation.
Uttlesford District Council	April 2014 - No objections raised.	Uttlesford Local Plan Pre-Submission Consultation published April 2014. Examination Hearing Sessions to commence November 2014.

Table 31 - Collaborative Work Undertaken

Topic	Co-operated with	Time frame
EPOA Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA)	All Essex local planning authorities	December 2012 - July 2014
Strategic Housing Market Assessment (SHMA)	Brentwood Borough Council Braintree District Council Colchester Borough Council Maldon District Council	January 2013 - July 2014
Heart of Essex	Maldon District Council Brentwood Borough Council Essex County Council	May 2012 – on-going
Essex Planning Officers Association	All Essex local planning authorities Essex County Council Other invited public bodies	Standing item for quarterly meetings

## I Chelmsford City Council Monitoring Framework

### Part I Chelmsford City Council Monitoring Framework

#### Annex A – Chelmsford City Monitoring Framework

It should be noted that this Monitoring Framework comes from the adopted Core Strategy and Development Control Policies Development Plan Document which was adopted in 2008. It should be noted that the evidence base for this was drawn from the now rescinded East of England Plan, but this evidence base is still relevant.

It should also be noted that in 2008 Chelmsford had not yet attained City Status.

Therefore reference is made to the East of England Plan and ‘Town Centre’, rather than ‘City Centre’ throughout this document.

#### THEME I MANAGING GROWTH

##### **Strategic Objective MG1**

Direct growth to the most sustainable locations in the City 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 City.

##### **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)

## Chelmsford City Council Monitoring Framework |

### 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)

## I Chelmsford City Council Monitoring Framework

### 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.

- (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 EPE I

Protect the City'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)

## Chelmsford City Council Monitoring Framework I

### 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 wherever 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 City'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

## I Chelmsford City Council Monitoring Framework

### Strategic Objective 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.

#### 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 City (Core)
- (ix) Number of Caravan Pitches within the City 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 City.

#### 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

## Chelmsford City Council Monitoring Framework |

### **Strategic Objective BC3**

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

#### **Policy Target (CP17)**

To reduce the pockets of deprivation in the City 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 City 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

## I Chelmsford City Council Monitoring Framework

### **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

## Chelmsford City Council Monitoring Framework |

### **Strategic Objective QL4**

Ensure that new development creates places where people enjoy living and Annual Monitoring Report Covering the Period 01.04.2012 to 31.03.2013 Page 55 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)

## I Chelmsford City Council Monitoring Framework

### Strategic Objective ECP1

Maintain the City'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)

## Chelmsford City Council Monitoring Framework |

**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)

## I Chelmsford City Council Monitoring Framework

### **Strategic Objective ECP5**

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

### **Policy Target (CP26)**

To promote business activity within the City

### **Output Indicators**

None

## Monitoring of Core Output Indicators 2

### Part 2 Monitoring of Core Output Indicators

#### Annex B – Monitoring of Core Output Indicators

##### Objectives

The Chelmsford City 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 City Council 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 City Council's 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:

**MGI:** Direct growth to the most sustainable locations in the City 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 City.

**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 Annual Monitoring Report Covering the Period 01.04.2012 to 31.03.2013 Page 59 of objectives is linked to a range of development policies ensuring individual development acknowledges global impact.

The Strategic Objectives under this theme are:

**EPEI:** Protect the City's natural and built resources, historic environment, biodiversity, geological diversity and countryside.

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**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 City'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 City.

**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 City 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.

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### **Economic Prosperity**

Provides the economic basis for the success of the City 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 City Council's spatial strategy for the City, including the Core policies and Development Control policies contained in this document.

The Strategic Objectives under this theme are:

**ECP1:** Maintain the City'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 City business activity on road and rail networks.

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