



Chelmsford Local Plan Authority Monitoring Report

Covering the period
1 April 2015 - 31 March 2016

Published February 2017

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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 adopted 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.

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 eleventh AMR. It covers the period from 1st April 2015 to 31st March 2016.

1.5 Copies of the previous AMR's covering the period from 1st April 2004 to 31st March 2015 are available 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 prepares its new Local Plan. 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) June 2016. 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 other proposed monitoring actions.

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 evolve as the Council works with key stakeholders to explore new ways to make monitoring more extensive.

Implementing the Local Development Scheme 3

Part 3 Implementing the Local Development Scheme

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 falling behind schedule, or will not meet targets with reasons for this and;
- needs 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 2016 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 2015/16.

3.3 The City Council has a full suite of LDF documents and has commenced work on the preparation of a new Local Plan.

3.4 A fifth review of the Local Development Scheme was adopted in June 2016 and includes the scope and expected timetable for the new Chelmsford Local Plan.

3 Implementing the Local Development Scheme

Table 1 - Progress on Local Development Scheme Targets

Milestones	Target	Achieved at 31.03.16	Notes
Local Development Scheme			
Submission to Government	Mar 2005	Yes	Approved April 2005
First Review (December 2006)		Yes	Approved Jan 2007
Second Review		Yes	Approved March 2009
Third Review		Yes	Approved March 2013
Fourth Review		Yes	Approved July 2015
Fifth Review		Yes	Approved June 2016
Chelmsford Local Plan			
Issues and Options Public and Stakeholder Consultation (Regulation 18)	November 2015-January 2016	Yes	
Processing and Analysis of Representations	February - May 2016	Yes	
Consultation Feedback to Development Policy Committee	June 2016	Yes	
Preparation of Preferred Options Local Plan	March - December 2016	Yes	
Consideration of Preferred Options Local Plan by the Council's Development Policy Committee	January 2017	No	Rescheduled to March 2017
Public and Stakeholder Consultation (Regulation 18)	February - April 2017		
Processing and Analysis of Representations	April - June 2017		
Consultation Feedback to Development Policy Committee	July 2017		
Preparation of Draft Local Plan (Proposed Submission)	April 2017 - August 2017		

Implementing the Local Development Scheme 3

Milestones	Target	Achieved at 31.03.16	Notes
Consideration of Draft Local Plan by the Council's Development Policy Committee	September 2017		
Public and Stakeholder Consultation (Regulation 19)	September - October 2017		
Processing and Analysis of Representations	November to December 2017		
Consultation Feedback to Development Policy Committee	January 2018		
Consideration of any Minor Modifications (if required)	February 2018		
Consideration of Submission Document by Development Policy Committee and Full Council	March 2018		
Preparation of evidence for independent Examination	March-May 2018		
Independent Examination Hearing Sessions	June 2018		
Consideration by Full Council	November 2018		
Adoption	November 2018		
Community Infrastructure Levy (CIL) Charging Schedule Review			
Research and evidence base scoping	June -September 2016		
CIL Review - Recommendations to Development Policy on General Approach	September 2016	Yes	
Preparation of Infrastructure and initial viability assessment	October 2016-March 2017		
Preparation of Preliminary Draft Charging Schedule	March-September 2017		
Consideration of Preliminary Draft Charging Schedule by Development Policy Committee	September 2017		
Preliminary Draft Charging Schedule Consultation (CIL Regulation 15)	September - October 2017		
Processing and analysis of representations	November 2017 -January 2018		

3 Implementing the Local Development Scheme

Milestones	Target	Achieved at 31.03.16	Notes
Feedback to Development Policy Committee	January 2018		
Preparation of Draft Charging Schedule	January 2018-June 2018		
Consideration of Draft Charging Schedule by the Council's Development Policy Committee	July 2018		
Draft Charging Schedule Consultation (CIL Regulation 16)	September - October 2018		
Consideration of any Minor Modifications (if required)	November 2018		
Consideration by the Council's Development Policy Committee	November 2018		
Consideration by Full Council	December 2018		
Submission for Independent Examination (CIL Regulation 19)	January 2019		
Preparation of Evidence for Independent Examination	February 2019-May 2019		
Independent Examination Hearing Sessions	June 2019		
Receipt of Examiner's Report	August 2019		
Consideration by Full Council	December 2019		
Adoption	December 2019		

Implementing the Local Development Scheme 3

Future Work

3.5 The City Council has commenced work on its new Local Plan which will 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 2 below:

Table 2 - Progress on new Local Plan Evidence Base Documents

Name	Key Stages/Dates	Progress at 31.03.2016
Gypsy and Traveller Accommodation Assessment (GTAA)	Published by EPOA July 2014. Considered at Development Policy Committee (DPC) October 2014.	Final Report Published. Update to 2014 Report underway.
Chelmsford Retail Capacity Study	Approved by DPC on 2 September 2015	Published September 2015.
Employment Land Review (ELR)	Approved by DPC January 2015	Published
Strategic Housing Market Assessment Update (SHMA)	Strategic Housing Market Assessment Update approved by DPC on 3 March 2016	Update published
EPOA Greater Essex Demographic Forecasts	Stage 6 Report published September 2014. Stage 7 Report due quarter 1 2015.	Stage 7 Report published May 2015.
Objectively Assessed Need (OAN) Assessment	Agreed at September 2015 DPC to commission consultant.	Update to OAN is underway.
Strategic Land Availability Assessment (SLAA)	Initial SLAA published in 2015. Second call for sites undertaken between November 2015 and January 2016. Annual SLAA update approved subject to amendments by DPC in September 2016.	Annual SLAA update to be published in line with amendments agreed by DPC shortly.
Open Space, Sports and Recreational Facilities Study	Open Space, Playing Pitches and Outdoor Sports Facilities elements of the Study approved (subject to amendments) by DPC in September 2016.	Open Space, Playing Pitches and Outdoor Sports Facilities elements to be published shortly. Reports on Indoor and Built Sports and Recreation Facilities is expected to be reported to DPC in February 2017.
Local Wildlife Sites Review	Review approved Summer 2016.	Review published.
Chelmsford Economic Strategy	Draft document in preparation. The final document is anticipated to be ready later in 2016.	Draft commenced.

3 Implementing the Local Development Scheme

Name	Key Stages/Dates	Progress at 31.03.2016
Duty to Co-operate Strategy	Final Strategy approved by DPC in March 2015	Completed and published.
Infrastructure Development Plan (IDP)	Joint commission with Braintree, Colchester and Tendring Councils. The IDP is anticipated in early 2017.	Not yet commenced.
EQIA	Approved October 2014.	Published.
Parking Standards	Interim Residential Parking Guidance approved by DPC 5 March 2015 following review of amended ECC standards.	Interim Guidance Published.
Chelmsford City Office Market Review	Report conducted by CBRE	Final Report published September 2015.
Strategic Flood Risk Assessment	Technical update due to be completed late 2016	Update underway.
Water Cycle Study	Due for completion in late 2016	Technical study underway.
Highways Modelling	Outputs of modelling published alongside the Preferred Options Local Plan in February 2017.	Underway and ongoing during preparation of the Local Plan.
Chelmsford Economic Strategy	Draft document prepared, anticipated to be ready in late 2016.	Draft document prepared.
Green Wedge and Green Buffer Review	Due to be completed in November 2016.	Underway.
Local Landscape Assessment	Outputs of this work are due to be published alongside the Preferred Options Local Plan in February 2017	Assessment underway.
Transport and Infrastructure	Number of documents being prepared to inform new Local Plan.	Underway and ongoing.

3.6 Further evidence based documents will be prepared to support the City Council's new 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 15,338 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 3 - Chelmsford City's Population 1981 - 2015

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
2014	171,633
2015	172,638

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 £321,722 in 2015/16.
- The average house price in Chelmsford has risen by almost 2.5% for the year 2014/15 to 2015/16.
- In 2015/16 all house types have seen an increase in the average price.

Table 4 - Average House Prices in Chelmsford by Building Type

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

Contextual Indicators 4

Year	Detached	Semi	Terraced	Flat	All
2011/12	£392,137	£232,338	£191,945	£139,677	£230,449
2012/13	£404,922	£258,000	£212,446	£127,459	£252,896
2013/14	£379,593	£270,670	£220,632	£151,564	£251,962
2014/15	£488,390	£302,770	£289,962	£187,233	£313,900
2015/16	£573,612	£351,063	£303,782	£222,849	£321,722

Source: home.co.uk 2016

Contextual Indicator 3 Local Economy

Contextual Indicator 3 - Local Economy in 2015/16

- Chelmsford City has the seventh largest workforce in the East of England (behind Peterborough, Cambridge, Central Bedfordshire, Luton, Norwich and Basildon) and is the second largest amongst the Essex districts.
- The service sector accounts for 86% of all employment in Chelmsford City compared to manufacturing which now accounts for 4.9% of the workforce and construction which accounts for 7.4% of the workforce.
- The number of jobs within the manufacturing industry has fallen by 500 (11%) since 2010.
- The number of jobs within the service industry has decreased 500 (14%) since 2010.
- The number of jobs within the banking, finance and insurance sector has increased by 300 (10%) since 2009.
- The largest employment sectors in Chelmsford City are public administration, education and health (27,000 people employed within this sector), distribution, hotels and restaurants (8,500), and finance, information technology and other business activities (17,800).
- The average gross weekly earnings of a full time worker in the Chelmsford City administrative area workforce has improved to £510.10, this is compared to an average gross weekly earnings for a Chelmsford City resident of £602.60.
- The economic inactivity rate in the Chelmsford City administrative area is 18.1%, which is lower than the East of England average of 19.8%, and lower than the national average of 22.2%.

Source: Nomis official labour market statistics 2014

4 Contextual Indicators

Current Economic Conditions

4.1 Chelmsford's economy has been relatively stable through the economic downturn. It provides the second highest number of jobs within the Essex district at 83,000 (2015), 83,000 (2014). Previously: 81,500 (2013); 84,500 (2012); 85,000 (2011); 83,500 (2010) [Business Register and Employment Survey Sept 2016]. JSA claimant unemployment continued to fall through 2016 (August 2016 at 1.1% compared to August 2015 at 1.2%).

4.2 Economic activity, including construction, new business start-ups and commercial take-up improved in 2015/16 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 MG1(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 the Council's delivery of housing and will demonstrate progress towards meeting its approved housing requirement.

Housing Trajectory

5.4 The Housing Trajectory within this Authority Monitoring Report supports the LDF 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. The Council published a Five-year Housing Land Supply Methodology in August 2015 which sets out how housing land supply is assessed by the Council.

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 total level of new housing contained in site allocations in the LDF and other sites coming forward for development which is expected to be delivered over a period of time. This is expressed as an average annual target.

A. Net Additional Dwellings 2001 - 2016

Commentary

5.7 In October 2014 the City Council commissioned consultants jointly with Braintree, Colchester and Tendring Councils to undertake a full assessment of Objectively Assessed Housing Needs (OAHN).

5.8 The OAHN Study was considered by the City Council's Development Policy Committee on 2 September 2015. The Committee resolved that the Study be used to support the preparation of the Council's new Local Plan and the housing requirement of 775 dwellings per year used as the basis of the calculation of the City Council's current five-year land supply with immediate effect. This replaced the previous Interim Housing Target of 800 dwellings per year agreed in October 2014. An update to the OAHN has been produced which increases the requirement to 805 dwellings per annum. This will be reported in the 2016/17 AMR.

5.9 As a result, Chelmsford City Council's annual dwelling completion target for the timeframe 2001 to 2013 is 700 dwellings per annum, and based on the OAHN Study, the housing requirement for the period 2013 to 2021 is 775 dwellings per annum.

5.10 Chelmsford City Council has averaged 696 dwelling completions per annum between 2001 and 2016. During the year 2015/2016 housing completion rates decreased ever so slightly compared with the previous year but were still above the housing requirement figure of 775. Development activity continues to increase with commencements on the majority of the Council's strategic housing 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 for 2016/2017 support these projections.

5.11 As of April 2016 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 commenced building works in 2015/2016, including Runwell Hospital and Copperfield Road with further phases at Beaulieu and Channels commencing, which will provide a significant number of dwellings in the later part of the plan period, and beyond 2021.

Current Conditions

5.12 Although, the levels of new housing delivery dropped immediately following the economic downturn of 2008/09, Chelmsford has retained a buoyant housing market that performs well above the national average where build out rates are estimated to remain similar to 2015/16 then increase further in the following period.

Housing Delivery 5

5.13 During 2015/16 a number of strategic planning permissions have been granted including detailed proposals for phases of development within the strategic allocations in North East Chelmsford.

5.14 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.

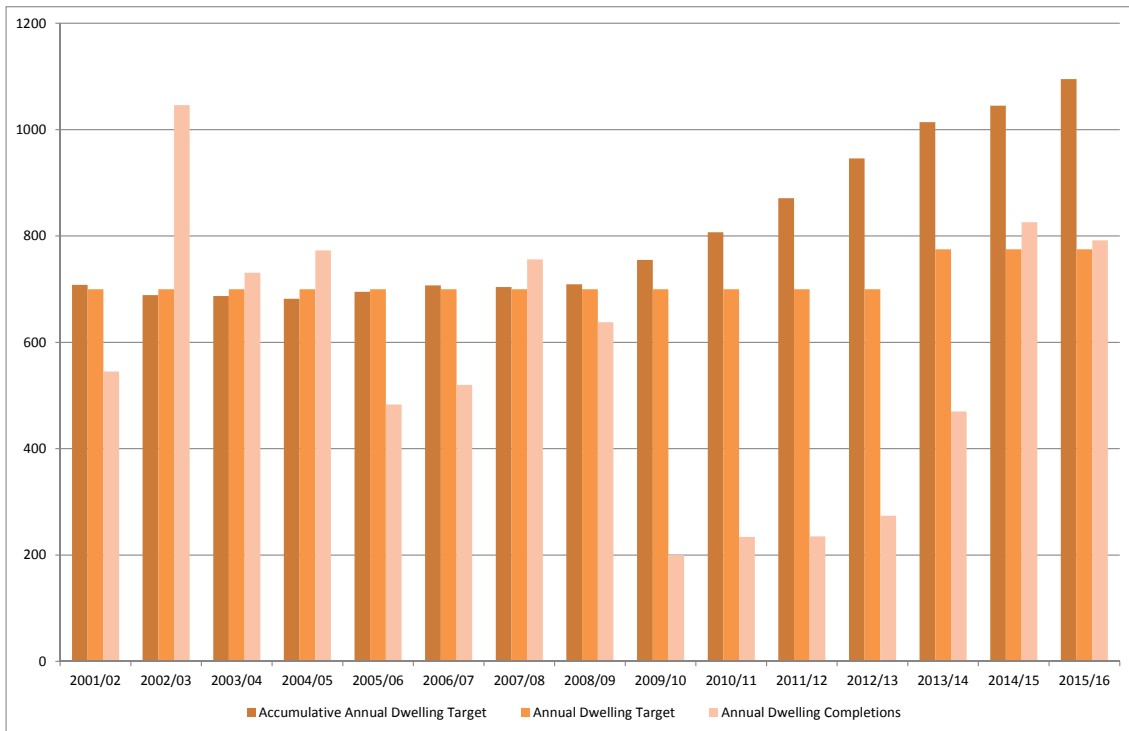
Table 5 - Accumulative Annual Dwelling Completion Target 2001 - 16

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	775	470
2014/15	1,045	775	826
2015/16	1,095	775	792

Source: Chelmsford City Council Housing Trajectory April 2016

5 Housing Delivery

Figure 1 - Accumulative Annual Dwelling Completion Target 2001-16



B. Annual Net Additional Dwelling Requirement 2014 - 2021

Commentary

5.15 The annual dwelling requirement between 2014 and 2021 exceeds the Objectively Assessed Housing Need target of 775 dwellings per annum, and is presently at 1,096 dwellings per annum. 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 have already commenced 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 6 - Annual Net Dwelling Requirement 2015 - 2021

Dwelling Requirement 2001 – 2021	14,600
Total Completions 2001/02 – 2015/16	8,523
Average Annual Completion Rate 2001/02 – 2015/16	696
Housing Requirement 2016/17 – 2020/21	6,400
Required Annual Completion Rate 2016/17 – 2020/21	1,096

Source: Chelmsford City Council Housing Trajectory, April 2016

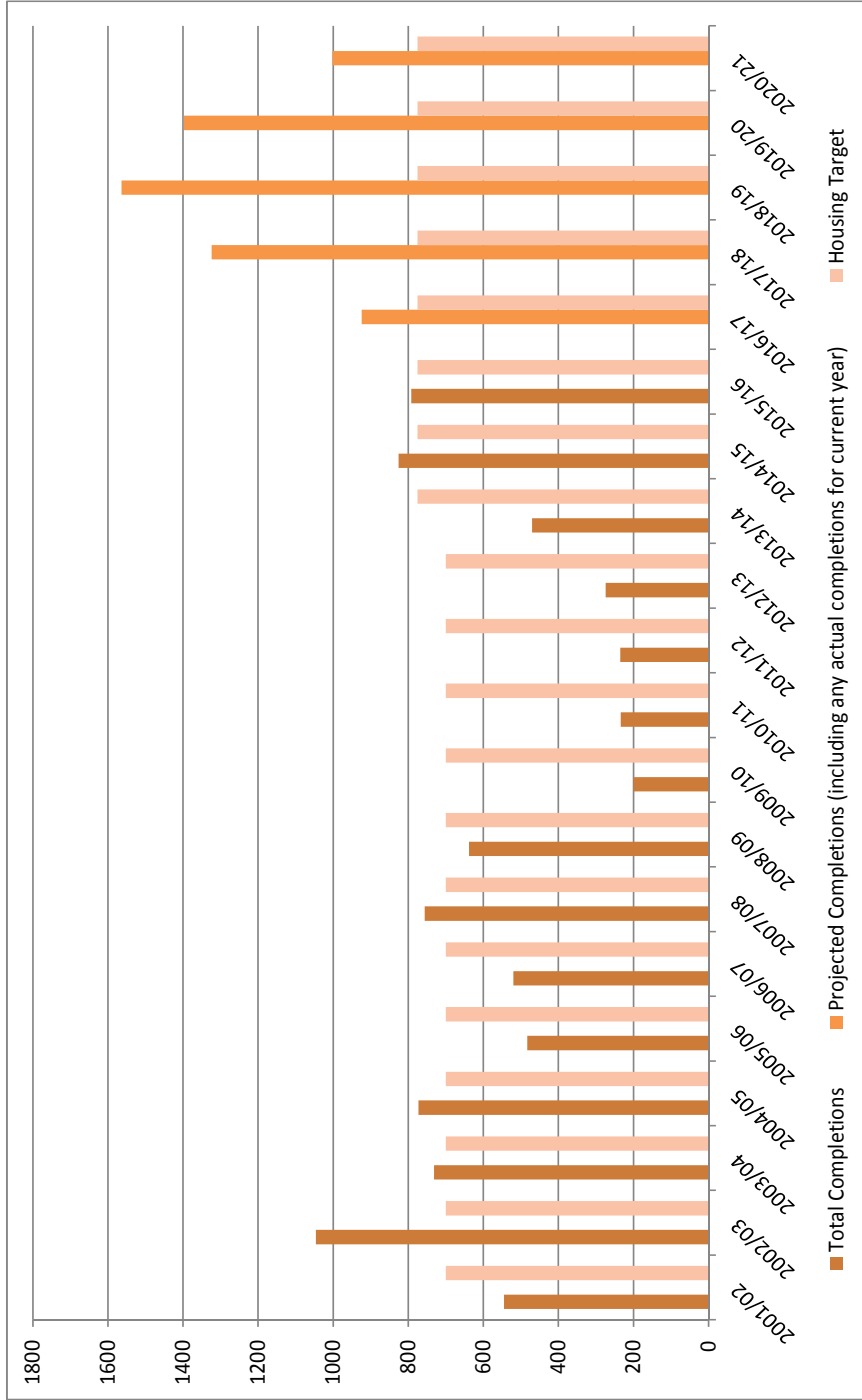
C. Projected Net Additional Dwellings 2015 - 2021

Commentary

5.16 The projected net additional dwellings are based upon the projected building rates of large sites of 10 dwellings or more, and trend analysis of small sites of 9 dwellings or less. The sites include those with planning permission, without planning permission but on-going pre-application discussions, allocated sites and urban capacity sites. The Council has made a small allowance for windfalls and has published a methodology for their calculation in April 2015. The period from 2015/16 includes the phasing of the major 'greenfield' allocations as contained within the Chelmsford City Core Strategy and Development Control Policies DPD. The latest Five Year Housing Land Supply Position Statement published in April 2016 demonstrates that the City Council has a 5 year land supply. This includes a 20 percent buffer for persistent under delivery added over the 5 year period 2015/16 to 2019/20 and making up the undersupply of dwellings since 2013/14 which is the base date of the OAHN.

5 Housing Delivery

Figure 2 - Housing Trajectory 2001-2021 (April 2016)



Housing Delivery 5

Table 7 - Projected Net Dwellings 2013 - 2021 (April 2016)

	2016/17	2017/18	2018/19	2019/20	2020/21
TCAAP Allocations	142	143	728	479	100
NCAAP Allocations	318	481	527	590	667
SADPD Allocations	191	183	143	171	85
Large Unallocated Sites	194	265	85	129	0
Small Unallocated Sites (including windfall allowance made up to 140 dpa 2018/19-2020/21)	79	252	81	29	150
Total Projected Completions	924	1324	1564	1398	1002
Housing requirement	775	775	775	775	775
Annual Average Completion Rate (Rolling Average)	753	867	983	1043	939

Source: Chelmsford City Council Housing Trajectory, April 2016

D. Annual Net Additional Dwelling Completions 2001 - 2021**Table 8 - New Residential Development 2001 - 2021**

New Residential Development 2001-2021	Dwellings
Dwellings Completions (2001-2016)	8,523
Remaining Dwelling Completions (2015-2021)	6,212
Total Provision (2001-2021)	14,735

Source: Chelmsford City Council Housing Trajectory, April 2016

5 Housing Delivery

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, in conjunction with partner local authorities, has commissioned an Objectively Assessed Housing Need Study which was completed in July 2015. This has provided a housing requirement of 775 dwellings per annum and has been approved by the City Council to determine its future housing requirement. In calculating the five-year housing land supply, the undersupply of housing has been added from a base date of 2013/14. A further 20% buffer over the next five years has been added, in accordance with Government guidance.

The City Council has identified a portfolio of sites that can be delivered within the current Plan period to meet the objectively assessed housing requirement.

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

5.17 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 9 - Net Dwelling Completions on Previously Developed Land (PDL)

Year	PDL Target	New Developments on PDL
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%
2014/15	60%	77%
2015/16	60%	60%

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

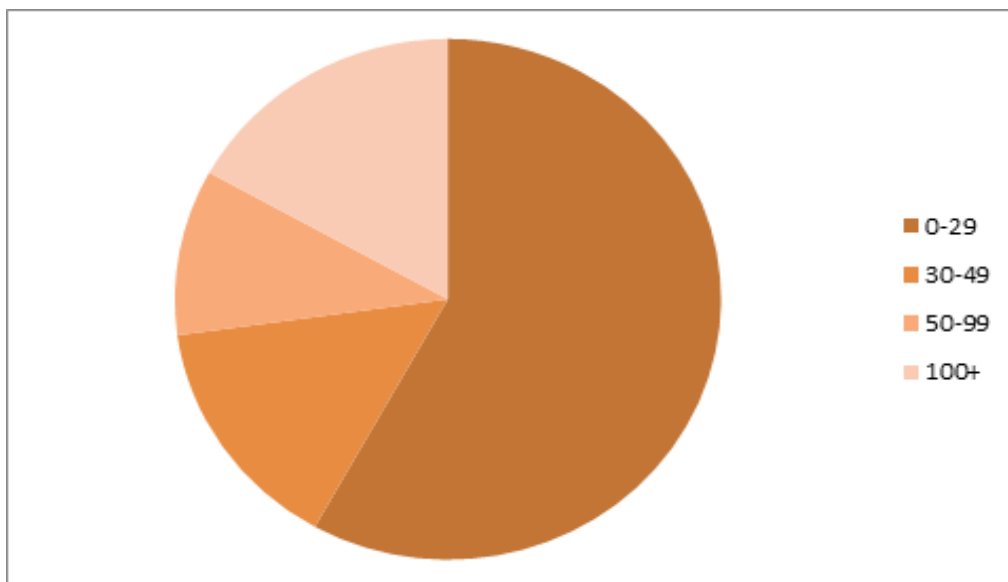
To achieve a minimum of 30 dwellings per hectare in all new residential developments.

Commentary

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

5.19 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 3 acts as an indicator to determine the intensity of housing developments in Chelmsford City.

Figure 3 - New Residential Densities 2015/16



5.20 In 2015/16 42% 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 17%.

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 where appropriate. It should be noted that overall development density will depend on the type of site with greenfield sites for housing tending to be lower density than City Centre brownfield sites containing flatted development.

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

5.21 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.

5.22 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.

5.23 Chelmsford City Council granted planning permission for 94 new affordable homes between 1st April 2015 and 31st March 2016, compared to 113 in 2014/15. This equates to 11% of the total net new dwellings approved within that period.

5.24 There were 53 affordable dwelling completions between 1st April 2015 and 31st March 2016. This accounts for 7% 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 10 - 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%

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Year	Number of Dwellings	%
2011/12	23	10%
2012/13	27	10%
2013/14	62	13%
2014/15	250	30%
2015/16	53	7%

Source: Chelmsford City Council Housing Completions

5.25 There has been a significant decrease in affordable housing completions in the last year. It should be noted that whilst affordable housing completions for 2015/16 are low, this was forecast and shown in the April 2015 Housing Site Schedule. Looking forward, 2016/17 is expected to yield a significant number of affordable housing completions as development on strategic sites at Beaulieu, Channels and Runwell progress with over 250 affordable housing completions forecast in the April 2016 Housing Site Schedule.

5.26 Table 11 sets out all sites where planning permission was granted and affordable housing secured for the 2015/16 period.

Table 11 - Affordable Housing Sites 2015/16

Planning Reference Number	Site Address	Number and % of Affordable Housing Units Approved
14/01552/OUT	Land East of Plantation Road, Boreham, Chelmsford	51= 35%
14/00976/FUL	Western Parcel Land North of Copperfield Road, Chelmsford	21= 35%
14/01692/FUL	Dukes Genesis, 24 Duke Street, Chelmsford	10= 12%
14/01890/FUL	Land Adjacent The Cock Inn, Main Road, Boreham, Chelmsford	2= 7%
15/00838/FUL	Garages rear of 24 Cherry Garden Road, Great Waltham	10= 100%
		TOTAL = 94

Source: Chelmsford City Council Development Management Records, 2016

5 Housing Delivery

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 is currently undertaking an update to its Strategic Housing Market Assessment which considers the need for different types and tenures of housing across the City.

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

5.27 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.

5.28 Within the East of England, the Gypsy and Traveller population is higher than the national average. As an important ethnic minority population within the region, it is considered that there is sufficient relevance to promote the monitoring of Gypsy and Traveller accommodation as a local indicator.

5.29 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.

5.30 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. The Council has now commissioned work to bring forward the delivery of this site during 2016, and a planning application is in course of preparation.

5.31 In 2015/16 one pitch was granted planning permission at appeal. 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 8 pitches by 2016.

5.32 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

5.33 In August 2015 the Government published a policy document entitled ' Planning Policy for Traveller Sites'. The City Council, together with other Essex authorities is considering the implications of this latest policy for the provision of additional pitches in Chelmsford and elsewhere in Essex and has jointly commissioned further research.

Table 12 - 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
Jan 2015	22	30
July 2015	22	27
Jan 2016	22	25

Source: www.gov.uk/government/collections/traveller-caravan-count

Table 13 - 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

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Date	Number of Pitches	Number of Caravans
July 2007	37	67
Jan 2008	49	70
Jan 2009	49	81
Jan 2010	53	85
Jan 2011	53	85
Jan 2012	51	81
Jan 2013	52	82
Jan 2014	53	91
Jan 2015	52	85
July 2015	52	92
Jan 2016	52	112

Source: www.gov.uk/government/collections/traveller-caravan-count

Table 14 - 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
Jan 2015	3	4

5 Housing Delivery

Date	Number of Pitches	Number of Caravans
July 2015	5	12
Jan 2016	6	11

Source: www.gov.uk/government/collections/traveller-caravan-count

Table 15 - 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
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
Jan 2015	0	0
Jan 2016	0	0

Source: 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.

6 Business Development

Part 6 Business Development

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 2015 and March 2016. Employment floorspace is defined by the Use Classes Order (B1a, b, c, B2, and B8) and recorded below in Table 16.

6.4 The largest increase in floorspace falls within use class B1a, accounting for 39% of the total permitted floorspace. This was followed by B1c floorspace which accounted for 29% of the total permitted floorspace.

6.5 Table 17 demonstrates the approvals for flexible floorspace within the B Use Class categories.

Table 16 - Permitted Floorspace sqm

Use Class	Floorspace
B1a	2,114
B1b	70
B1c	1,547
B2	932
B8	720
Total	5,383

Source: Chelmsford City Council Development Management Records, 2016

Table 17 - Flexible Floorspace sqm

Flexible Space	Floorspace
B1, B2 and B8	3,320
B1 and B8	215
Total Flexible Space	3,535

Source: Chelmsford City Council Development Management Records, 2016

Action

An Employment Land Review was published in 2014 to analyse the current supply and demand for employment land in the period to 2031. The Review also analysed the changing pattern of employment provision in the City Council's administrative area, including the provision of rural and city centre/urban employment sites. Specifically, it is being used to inform the future employment land provision in the new Local Plan, 2021-2036. In addition, the Employment Land Review is feeding into a new Chelmsford Economic Strategy, which will be published in 2016. The Strategy will also support the new Local Plan, and will also set out how the City Council, in partnership with a wide range of partners, including the University, South East Local Enterprise Partnership, Essex County Council and business support providers will seek to support Chelmsford's future economic growth, supporting the delivery of the jobs target contained in the new Local Plan.

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

6 Business Development

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 changes of floorspace within Employment Policy Areas designated within the Chelmsford City Local Development Framework.

6.9 Table 18 identifies that 51% of all gross permitted employment floorspace was within designated Employment Policy Areas. It should also be noted that outline approval was granted for a live/work charity headquarters covering a maximum floorspace of 112,500 sqm at Temple Farm, Stock. This falls within an employment area but cannot be included within these figures as its use does not fall within a B use class category.

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Table 18 - Percentage of Gross Employment Floorspace Permitted in Employment Policy Areas

	Total Developed Floorspace (sq.m.)	Percentage of Total Gross Floorspace
Gross Floorspace permitted within Employment Areas	4,553	51%
Total Gross Floorspace permitted within Chelmsford	8,918	100%

Source: Chelmsford City Council Development Management Records, 2016

6.10 The following table identifies the breakdown of permitted uses within the Employment Policy Areas. Flexible floorspace between B1, B2 and B8 accounts for 73% of the total permitted floorspace, with B2 accounting for 15% and B1 accounting for 12%.

Table 19 - Employment Floorspace permitted by Type in Employment Areas

Use Class	Floorspace (sq.m.)
B1	531
B2	702
B8	Nil
Flexible Floorspace between B1, B2 and B8	3,320
A1	Nil
Total	4,553

Source: Chelmsford City Council Development Management Records, 2016

Action

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

A new Employment Land Review was published in early 2015 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.

6 Business Development

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 76% of the permitted employment floorspace in Chelmsford City during 2015/16 was on previously developed land. It should be noted that the remaining 24% of permitted employment floorspace was permitted in existing agricultural buildings. Under current regulations change of use to existing agricultural buildings is not considered as previously developed land.

Source: Chelmsford City Council Development Management Records, 2016

Action

Chelmsford City Council undertook an Employment Land Review in 2006 and a refresh in 2009. A new Employment Land Review was published in 2015 to inform the new Local Plan. This assesses the adequacy of the present employment land supply in meeting projected future need and targets. The review helps to ensure that Chelmsford City Council identifies a robust and defensible range of strategic and local employment sites. It also provide an evidence base from which to continue the monitoring of employment land in the future.

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 31.03.16

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

8,918 sqm gross floorspace 1st April 2015 - 31st March 2016:

Table 20 - Gross Floorspace for which Planning Permission has been granted for Use Classes B1a, b, c, B2 and B8

Use Class	Area (sq m)
B1a	2,114
B1b	70
B1c	1,547
B2	932
B8	720
B1 - B8 (split unknown)	3,535
Total	8,918

Source: Chelmsford City Council Development Management Records, 2016

6 Business Development

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 2015 and 2016 a total of 9,678 sqm of allocated employment floorspace was permitted to be lost to non-employment uses. It should be noted that the figure for C classes is considered high as a result of the national prior approval procedure which allows office buildings to be converted to residential without the need for planning permission.

Table 21 - Employment Floorspace (B use classes) permitted to be lost to other uses

Use Class	Area (sq m)
A Classes	0
C Classes	7,681
D Classes	1,997
Total	9,678

Source: Chelmsford City Council Development Management Records, 2016

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 was published in 2015 to inform the new local plan. 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.

6 Business Development

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 2015/16 a total of 1,612 dwellings were allocated on employment land, 1,039 of which have been constructed as at 31/03/2016. This constitutes a loss of 33.33 hectares of employment land to housing. Between 1st April 2015 and 31st March 2016 8.47ha of employment land was granted permission to be lost to residential development, creating a further 252 new dwellings, as shown in Table 23.

6.22 It should be noted that a number of approvals in Table 23 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 express planning permission (these sites are marked with an * in Table 23).

Table 22 - Housing Completed on Employment Land (2015-16)

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.4.15 to 31.03.16	Housing Not Completed at 31.03.16
Chelmer Court, Church Street, Chelmsford	0.06	Former Offices	7	0
Land at The Nest, Highwood Road, Edney Common	2.08	Storage and Distribution	14	4

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Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.4.15 to 31.03.16	Housing Not Completed at 31.03.16
Eurest Crown Buildings, Beeches Road, Chelmsford	1.36	Former Offices	34	12
131-135 Springfield Road, Chelmsford	0.01	Former Offices	1	0
7 Reeves Way, South Woodham Ferrers	0.03	Former Offices	1	0
191-192 Moulsham Street, Chelmsford	0.04	Former Offices	2	0
63 Navigation Road, Chelmsford	0.01	Former Offices	1	0
16A Duke Street	0.01	Former Offices	1	0
Bulls Lodge Offices	0.10	Former Offices	1	0
7-13 Rainsford Road	0.06	Former Offices	8	0
Gemini House	0.3	Former Offices	12	22
Rivers House	0.24	Former Offices	49	0
TOTAL	4.3	N/A	131	38

Source: Chelmsford City Council Development Management Records, 2016

Table 23 - Employment Land permitted to be lost to Housing

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.04.2014 to 31.03.2015	Housing Not Completed at 31.03.2015
Morelands Industrial Estate, Tileworks Lane, Rettendon	5.8	General Industrial	0	24
Marrable House, The Vineyards, Great Baddow	0.62	Disused Office	0	53 (commenced)

6 Business Development

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.04.2014 to 31.03.2015	Housing Not Completed at 31.03.2015
Royal and Sunalliance, Parkview House, Chelmsford	0.37	Office	0	60
*Alexandra Court, 36 Church Street, Great Baddow	0.11	Office	0	11 (commenced)
*Gemini Centre, 88-90 New London Road	0.3	Office	12	22
The Yard, Old Bell Lane, Rettendon Common	0.03	B8 Storage	0	3
Storage Units West of The Oaks, South Hanningfield Road, Rettendon Common	0.21	B8 Storage	0	1
Kenwood House, Waltham Road, Boreham	0.07	Office	0	1
Bush House Yard, 294 Ongar Road, Writtle	0.47	Office and B8 Storage	0	6
63 Navigation Road, Chelmsford	0.01	Office	1	0
56 High Street, Great Baddow, Chelmsford	0.05	Office	0	3 (commenced)
All Oak and Hardwood Ltd Mapletree Works, Brook Lane, Galleywood	0.05	B8 Storage	0	1
*19C Woodham Halt, South Woodham Ferrers	0.01	Office	0	1
*177-178 Moulsham Street, Chelmsford	0.04	Office	0	3
*Kensal House, 77 Springfield, Chelmsford	0.15	Office	0	20 (commenced)

Business Development 6

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.04.2014 to 31.03.2015	Housing Not Completed at 31.03.2015
*43A Broomfield Road, Chelmsford	0.02	Office	0	6
*90A Broomfield Road, Chelmsford	0.02	Office	0	2 (commenced)
*47 and 48 Mousahm Street, Chelmsford	0.05	Office	0	5
*86 Broomfield Road Chelmsford	0.01	Office	0	4 (commenced)
*90C Broomfield Road, Chelmsford	0.02	Office	0	3
*16-18 Glebe Road, Chelmsford	0.02	Office	0	10 (commenced)
*84 Broomfield Road	0.01	Office	0	2
206 Springfield Road, Chelmsford	0.03	Office	0	1 (commenced)
TOTAL	8.47	N/A	13	239

Source: Chelmsford City Council Development Management Records, 2016

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 was published in 2015 to inform the new local plan. 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 interim development. The Council published further guidance on Parking in March 2015.

7.3 Of the single-use non-residential developments completed during 2015/16, all were considered to be compliant with the parking standards.

Source: Chelmsford City Council Development Management Records, 2016

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. Vehicle parking standards will be reviewed as part of the new Local Plan.

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 thirteen Green Flag awards for nineteen of its parks with the Cemetery and Crematorium gaining a Green Flag Award in its own right. Three parks, Admirals Park, Tower Gardens and West Park, combine to form one award and Brookend Gardens and Chancellor Park combine to form another. Chelmer Park and Jubilee Park also combine to form one award, Boleyn Gardens the Grand Vista and Beaulieu Park Recreation Ground combine to form one award and Melbourne Park and Andrews Park similarly form one award. Springfield Hall Park has a Green Flag award in its own right.
- 8.5** Marconi Ponds Nature Reserve has 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 24 - Green Flag Awards

Park With Green Flag Award	Hectares
Oaklands Park, Moulsham Street, Chelmsford	4.8
Boleyn Gardens the Grand Vista and Beaulieu Park, Chelmsford	9.12
Admirals Park, Tower Gardens and the adjoining West Park, Chelmsford	29.4
Chelmer Park and Jubilee Park	16.99
Hylands Estate	232
Coronation Park	5.72
Compass Gardens and Saltcoats Park	10.08
Melbourne Park and Andrews Park	25.77
Brook End Gardens and Chancellor Park	8.11
Central Park	14.87
Lionmede Recreation Ground	2.0
Chelmsford Cemetery and Crematorium	7.8
Springfield Hall Park	14.40
Total	381.06

Source: Chelmsford City Council Parks and Green Spaces Records, 2016

Future Proposals

8.7 In 2016/17, a Green Flag submission for Chelmer Valley LNR will be submitted.

8.8 Looking ahead to 2017 onwards, Green Flag applications for Baddow Hall Park may be considered. Noakes Park and Great Baddow Recreation Ground may also be submitted in conjunction with Great 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 25 - 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, 2016

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 26 - 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 2015 to 31st March 2016.

Action

The Council will continue to ensure that its ecological assets are protected. A review of local wildlife sites has been undertaken and the results will be published in early 2017.

Part | | Renewable Energy

Core Indicator | 6 Renewable Energy Capacity Installed by Type

Core Indicator | 6 - Renewable Energy Capacity Installed by Type

Objective

To use natural resources both finite and renewable as efficiently as possible and re-use 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. These policies will be reviewed through the new Local Plan.

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 co-operate 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. The City Council has adopted a Duty to Co-operate strategy to ensure it meets its obligations under the duty.

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 27 - Duty to Co-operate matters

Local Authority/Organisation and Topic	Time Frame	Current Position
Basildon Borough Council - Local Plan	Consultation on Local Plan January - March 2016	Basildon BC published their Draft Local Plan in early 2016. Comments submitted by CCC in March 2016. On going duty to co-operate meetings have continued to take place through 2015/16.

12 Duty to Co-operate

Local Authority/Organisation and Topic	Time Frame	Current Position
Braintree District Council	Consultation on Local Plan June-August 2016	Braintree DC published their Local Plan Preferred Options Document in June 2016. Comments submitted by CCC in August 2016. On going duty to co-operate meetings have continued to take place through 2015/16.
Brentwood Borough Council - Local Plan	Consultation on Local Plan February - March 2016	Brentwood BC published their Draft Local Plan 2013-2033 in February 2016. Comments submitted by CCC in March 2016.
Castle Point Borough Council – Local Plan	Consultation on Local Plan May-June 2016	Consultation on Castle Point New Local Plan May-June 2016. Comments submitted by CCC in June 2016. On going duty to co-operate meetings have continued to take place through 2015/16.
Colchester Borough Council	Consultation on Local Plan July to September 2016	Colchester BC published their Local Plan Preferred Options Document in July 2016. Comments submitted by CCC in September 2016. On going duty to co-operate meetings have continued to take place through 2015/16.
Maldon District Council - Local Development Plan (LDP) and Community Infrastructure Levy Preliminary Draft Charging Schedule	Consultation on LDP September - October 2016	New Inspector appointed in March/April 2016 to continue examination of the Maldon District LDP. Maldon DC undertook consultation on proposed main modification to the LDP between September and October 2016. CCC comments submitted October 2016.
Tendring District Council	Consultation on Local Plan July-September 2016	Tendring DC published their Local Plan Preferred Options Document in July 2016. Comments submitted by CCC in September 2016.
Thurrock Council	Local Plan consultation February - April 2016	Thurrock Council published their Local Plan Issues and Options Document in February. Comments submitted by CCC in April 2016. On going duty to co-operate meetings have continued to take place through 2015/16.
Uttlesford District Council	Consultation on Local plan October-December 2015	Uttlesford District Council consulted on a Local Plan Issues and Options Document October-December 2015. CCC had no observations to make.

Duty to Co-operate 12

Local Authority/Organisation and Topic	Time Frame	Current Position
Essex County Council and Southend-on-Sea Borough Council - Waste Local Plan	Consultation on Replacement Waste Local Plan Pre-Submission Draft March -April 2016	ECC and SBC published a Replacement Waste Local Plan: Revised Preferred Approach (RPA) in June 2015. Objections raised by CCC to elements of the RPA. There will be a further round of public consultation on the Pre-Submission Plan before it is submitted to the Planning Inspectorate for an Examination in 2016.
Department for Transport – Lower Thames Crossing Options Consultation	Consultation January to March 2016	Highways England assessed options for a new road crossing of the River Thames. Public consultation held between January and March 2016. CCC comments submitted March 2016. Decision expected later this year.
National Air Traffic Services (NATS) – London Airspace Consultation	Consultation in 2014	This consultation focused on Gatwick and London City Airports airspace. NATS will submit a formal proposal to the CAA in February 2015. No decisions have yet been finalised.

Table 28 - Collaborative Work Undertaken

Topic	Co-operated with	Time frame
EPOA Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA)	All Essex local planning authorities	Report published in 2014. Update to 2014 Report underway.
Essex Planning Officers Association	All Essex local planning authorities, ECC, other invited public bodies	Standing item for quarterly meetings
Objectively Assessed Housing Needs Study (OAHN)	Colchester Borough Council, Basildon District Council, Tendring District Council	Report published in 2015, update in 2016.
Strategic Housing Market Assessment (SHMA)	Colchester Borough Council, Basildon District Council, Tendring District Council	Report published in 2015.

13 Community Infrastructure Levy (CIL)

Part 13 Community Infrastructure Levy (CIL)

Objective

To fulfil the monitoring requirements of the Community Infrastructure Levy Regulations 2010 (as amended).

Target

To produce an annual monitoring report for each financial year to meet the deadline set in the regulations.

Commentary

13.1 The Community Infrastructure Levy (commonly referred to as CIL) allows local planning authorities to raise funds from developers who are undertaking new building projects in their area.

13.2 CIL is applied as a charge per square metre and is payable for developments in Chelmsford providing new residential or retail floorspace.

13.3 The CIL Charging Schedule came into effect in Chelmsford on 1 June 2014 and applies to all development permitted after this date.

13.4 The funds raised will be used to provide infrastructure which is needed in order to support the growth of the area administered by Chelmsford City Council. This could be for new or improved roads, parks, schools and other infrastructure.

13.5 The CIL Regulations require 15% of CIL receipts to be passed to the local town or parish council for the area where the development takes place, with a limit of £100 per council tax dwelling in the parish during the financial year. Where a Neighbourhood Development Plan is in place this increases to 25% with no limit specified. There are no areas in Chelmsford at present with an adopted Neighbourhood Development Plan in place.

13.6 To ensure that the levy is open and transparent, charging authorities (in this case Chelmsford City Council) must publish a report on the levy on their website by 31st December each year, for the previous financial year. This report covers the period from 01 April 2015 to 31 March 2016.

Table 29 CIL Receipts

CIL Receipts 2015/16	Amount (£)
Cash	604,448.22
Land	0.00
TOTAL*	604,448.22
*Amount included above allocated to areas with no local council	40,551.08

Community Infrastructure Levy (CIL) 13

CIL Receipts 2015/16	Amount (£)
*Amount included above pending transfer to local councils in 2016/17	41,599.57

Table 30 CIL Expenditure

CIL Expenditure 2015/16	Amount (£)
Infrastructure	0.00
Applied to repay money borrowed	0.00
Administrative expenses (5% of CIL Receipts)	30,222.41
Passed to Town/Parish Councils (broken down as below)	8,444.68
Boreham	499.22
Grear Baddow	1,762.50
Rettendon	799.69
Roxwell	857.06
Runwell	489.94
Stock	3,620.25
South Woodham Ferrers	416.02
Applied to areas with no local council	
TOTAL	38,667.09

Table 31 CIL Receipts Retained

CIL Receipts Retained 2015/16	Amount (£)
Receipts 2015/16	525,230.05
Receipts 2015/16 allocated to areas with no local council	40,551.08
Receipts from previous years	31,227.50
Receipts from previous years allocated to areas with no local council	3,259.97
TOTAL	600,268.60

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 |

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:

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.

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:

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

2 Monitoring of Core Output Indicators

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.

Monitoring of Core Output Indicators 2

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:

ECPI: 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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