

ANNUAL MONITORING REPORT

CHELMSFORD BOROUGH LOCAL DEVELOPMENT FRAMEWORK 2001- 2021

Covering the period 1st April 2009 - 31st March 2010



Local Development Document

Contents

1.0	Introduction	1
2.0	The Monitoring Framework	2
3.0	Implementing the Local Development Scheme	3
4.0	Contextual Indicators	10
	Contextual Indicator 1 Population	10
	Contextual Indicator 2 House Prices	11
	Contextual Indicator 3 Local Economy	12
5.0	Saved Policies	13
6.0	Housing Delivery	14
	Core Indicator 1 Housing Trajectory	14
	Core Indicator 2 Net Dwelling Completions on Previously Developed Land	20
	Core Indicator 3 New Residential Densities	21
	Core Indicator 4 Affordable Housing	22
	Core Indicator 5 Gypsy and Traveller Accommodation	24
7.0	Business Development	27
	Core Indicator 6 Amount of Floorspace Developed for Employment by Type	27
	Core Indicator 7 Amount of Floorspace Developed for Employment by Type in Employment and Regeneration Areas	29
	Core Indicator 8 Amount of Floorspace Developed for Employment by Type, which is Previously Developed Land	31
	Core Indicator 9 Employment Land Available By Type	32
	Core Indicator 10 Losses of Employment Land	33
	Core Indicator 11 Amount of Employment Land Lost to Residential Development	34
8.0	Transport	35
	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	35
	Core Indicator 13 Amount of New Residential Development within 30 Minutes of Public Transport, a GP, a Hospital, a Primary School, a Secondary School, Areas of Employment; and a Major Retail Centre(s)	36
9.0	Local Services	37
	Core Indicator 14 Amount of Completed Retail, Office and Leisure Development.	37
	Core Indicator 15 Amount of Completed Retail, Office and Leisure Development in Town Centres.	39
	Core Indicator 16 Amount of Eligible Open Space Managed to Green Flag Award Standard.	41
10.0	Flood Protection and Water Quality	43
	Core Indicator 17 Number of Planning Permissions Granted Contrary to the Advice of the Environment Agency on either Flood Defence Grounds or Water Quality.	43

11.0 Biodiversity	44
Core Indicator 18 Change in Areas and Populations of Biodiversity Importance	44
12.0 Renewable Energy	46
Core Indicator 19 Renewable Energy Capacity Installed by Type	46
Annex A Chelmsford Borough Monitoring Framework	47
Annex B Monitoring of Core Output Indicators	55

1.0 Introduction

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

- 1.1 Monitoring and review are key aspects of the Government's "plan, monitor and manage" approach to the planning system. As part of this monitoring effort, the Borough Council is required to prepare Annual Monitoring Reports (AMRs) under the new development plan system, in accordance with the Planning and Compulsory Purchase Act 2004.
- 1.2 Each year the Council publishes an AMR. This is one of the documents included in the Council's Local Development Framework and will be made publicly available. The key functions of AMRs will be to monitor the production of the Council's development plan documents, to report on the performance of the policies they contain and to indicate actions proposed.
- 1.3 This is the Council's sixth AMR. It covers the period from 1st April 2009 to 31st March 2010, and must be submitted to the Secretary of State by the end of December 2010. Copies of the first five AMR's covering the period from 1st April 2004 to 31st March 2009 are available from the Borough Council's Planning Policy Team and also on our website.
- 1.4 The AMR is becoming increasingly important as the Council continues to adopt its key Development Plan Documents. This AMR concentrates on meeting the Government's requirements by tracking the progress of plan preparation and monitoring key indicators. In practice, this means the AMR:
- reviews progress in meeting the milestones in the Local Development Scheme (LDS) Second Review (March 2009). The AMR notes if any adjustments to the LDS are needed.
 - presents an analysis in terms of the Core Output Indicators that are set by the Government. In particular, the AMR presents an update of the Housing Trajectory that monitors housing delivery by showing past performance and projected future performance compared with key policy targets;
 - summarises any actions that are proposed, for instance to revise the LDS.

2.0 The Monitoring Framework

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

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

3.0 Implementation the Local Development Scheme

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

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

- 3.1 The AMR reviews actual plan progress compared with the targets and milestones for DPD preparation set out in the approved Local Development Scheme (LDS). It assesses where the Borough Council:
- has met the LDS targets and milestones, is on target to meet them, is falling behind schedule, or will not meet them;
 - is falling behind schedule or has failed to meet a target or milestone and the reasons for this; and
 - the need to update the Local Development Scheme particularly in light of the above. Where it is necessary to update the Local Development Scheme, the steps and the timetable needed for the revision of that scheme.
- 3.2 The position at 31st March 2010 for each Development Plan Document is set out in Tables 1a and 1b. This indicates that the Borough Council completed plan stages during 2009/10 in general accordance with the LDS (An earlier delay to production occurred during Summer 2006, arising from the need to review the content of all documents in the light of DPD Examinations elsewhere in the country. This necessitated undertaking a review of the LDS during Autumn 2006). In addition, the LDS had anticipated that the Core Strategy and Development Control Policies DPD and Chelmsford Town Centre Area Action Plan programmes would run concurrently from the pre-examination meeting up to adoption. However, the Chelmsford Town Centre Area Action Plan examination was subsequently programmed to take place in April 2008. This resulted in consequential delays to the North Chelmsford Area Action Plan and Site Allocations Document DPD's. A Second Review of the LDS covering the period 2009-2011 was agreed by GO-East in March 2009.
- 3.3 The Borough Council is well advanced in its LDF production. The Core Strategy and Development Control Policies DPD was adopted in February 2008 and was amongst the first in the country. The Council's approach to LDF production has received considerable praise nationally and the Council's documents are often cited as good practice. The Chelmsford Town Centre Area Action Plan was adopted in August 2008. This year the Council will continue to work towards adopted Site Allocations and North Chelmsford Area Action Plan DPD's.
- 3.4 A second review of the Local Development Scheme was adopted in March 2009 and includes revised programmes for the North Chelmsford Area Action Plan and Site Allocations Document DPD's although some delays in DPD production have occurred.

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

Milestones	Target	Achieved at 31.03.10	Notes
LDS			
Submission to Government	28 Mar 05		Approved April 2005
First Review (December 2006)	31 Dec 06		Approved Jan 2007
Second Review (March 2009)	-	Approved March 2009	
SCI First Review			
Pre-production	July - November 2008	Yes	
Prepare Draft SCI and consider results of Independent Review	December 2008 - October 2009	Yes	
Publication of the SCI (Regulation 26)	November - December 2009	Yes	
Consider Representations	January - March 2010	Yes	
Adoption and Publication (EiP not needed)	May 2010	No	First available Committee in 2010 adoption
Core Strategy DPD			
Pre-production / Survey	October 2003 to December 2004	Yes	
Prepare Draft Issues Document	February 2005	Yes	
Start Consultation on Issues Document (Reg 25)	March 2005	Yes	
Prepare Preferred Options Document	September 2005	Yes	
Participation on Preferred Options Document (Reg 26)	January/February 2006	Yes	Ahead - November/December 2005
Consider Representations	March/April 2006	Yes	
Submission of DPD to Secretary of State	June 2006	Yes (November 2006)	

Milestones	Target	Achieved at 31.03.10	Notes
Formal Consultation on Submission Document (Reg 29)	June/July 2006	Yes (Nov 2006)	
Pre-examination Meeting	April 2007	Yes (June 2007)	
Independent Examination commences	June 2007	Yes (Sep 2007)	
Receipt of Inspector's binding Report	Nov 2007	Yes (Feb 2008)	
Adoption and Publication	Dec 2007	Yes (Feb 2008)	
Chelmsford Town Centre AAP			
Pre-production /survey	June 2004- Feb 2005	Yes	
Prepare Draft Issues Document	Mar-05	Yes	
Start Consultation on Issues Document (Reg 25)	Mar-05	Yes	
Prepare Preferred Options Document	Jun-05	Yes	
Participation on Preferred Options Document (Reg 26)	Sept/Oct 2005	Yes	Ahead - Nov/Dec 05
Consider Representations	Mar/Apr 2006	Yes	
Submission of DPD to Secretary of State	June 2006	Yes (Nov 2006)	
Formal Consultation on Submission Document (Reg 29)	June/July 2006	Yes (Nov 2006)	
Pre-examination Meeting	April 2007	Yes (Jun 2007)	
Independent Examination commences	Jun 2007	Yes (May 2008)	
Receipt of Inspector's binding Report	Nov 2007	Yes (July 2008)	
Adoption and Publication	Dec 2007	Yes (Aug 2008)	
North Chelmsford Area Action Plan			
Pre-production/survey	July-Dec 2005	Yes	
Prepare Draft Issues Document	Jan 2007	Yes	
Start Consultation on Issues Document (Reg 25)	May/June 2007	Yes	Aug - Oct 2007
Prepare Preferred Options Document	Sept 2007	Yes (Jan 2009)	
Participation on Preferred Options Document (Reg 26)	Jan/Feb 2008)	Yes (Dec 2009)	
Consider Representations	Mar 2008	Yes (Feb 2009)	

Milestones	Target	Achieved at 31.03.10	Notes
Publication and consultation on draft document and amendments to Proposals Map (Regulation 27)	Sep 2009	Yes	
Consideration and processing of representations	Nov - Jan 2010	Yes	
Submission of document to Secretary of State (Regulation 30)	February 2010	No	
Pre-Examination Meeting	April 2010	No	
Examination Hearing Sessions	June 2010	No	
Inspector's Final Report	October 2010	No	
Adoption	Nov 2010	No	
Site Allocations DPD			
Pre-production/survey	July-Dec 2005	Yes	
Prepare Draft Issues Document	Jan 2007	Yes	
Start Consultation on Issues Document (Reg25)	May/June 2007	Yes	Achieved Aug /Oct 2007
Prepare Potential Options Document	Sept 2007	Yes	Jan 2009 – June 2009
Potential Options Consultation and Initial Sustainability Appraisal - (Regulation 25)	July 2009 – Sept 2009	Yes	Sept 2009 - Dec 2009
Consideration of representations and preparation of revised document	October 2009 – April 2010	Yes	
Publication and consultation on draft document 6 Weeks and amendments to Proposals Map (Regulation 27)	May 2010 – June 2010	No	Achieved Oct - Dec 2010
Consideration and processing of representations	July 2010 – August 2010	No	
Submission of document to Secretary of State (Regulation 30)	September 2010	No	
Pre-Examination Meeting	November 2010	No	
Examination Hearing Sessions	February 2011	No	
Inspector's Final Report	April 2011	No	
Adoption	May 2011	No	

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

Milestones	Target	Achieved at 31.03.10	Notes
Sustainable Development (Previously "Sustainable Design and Construction")			
Commencement	March 2004	Yes	
Prepare Draft SPD	March 2006	Yes	
Public Participation on Draft SPD	Nov / Dec 2006	Yes	
Adoption	December 2007	Yes (June 2008)	
Affordable Housing			
Commencement	October 2004	Yes	
Prepare Draft SPD	March 2006	Yes	
Public Participation on Draft SPD	Nov / Dec 2006	Yes	
Adoption	December 2007	Yes (June 2008)	
Making Places - Urban Site Guidance (Previously "Urban Site Guidance")			
Commencement	July 2005	Yes	
Prepare Draft SPD	July 2006	Yes	
Public Participation on Draft SPD	Nov / Dec 2006	Yes	
Adoption	Dec 2007	Yes (June 2008)	
Planning Contributions (Previously "Planning Obligations")			
Document Preparation following Regulation 17 consultation in 2007	Jan - July 2008	Yes	
Further round of Regulation 17 consultation on Revised document	Aug - Oct 2008	Yes	
Document amendment / preparation following Regulation 17 consultations	Nov - Mar 2009	Yes	Achieved July / Sept 07
Adoption	April 2009	Yes	

Milestones	Target	Achieved at 31.03.10	Notes
Chelmsford Borough Landscape Character Assessment			
Commencement	Jan 2009	Yes	
Prepare Draft SPD	Jan 2010	No	
Public Participation on Draft SPD	May / June 2010	No	
Adoption	Oct 2010	No	
A Plan For South Woodham Ferrers (Previously "South Woodham Ferrers Urban Framework")			
Commencement	March 2004	Yes	
Prepare Draft SPD	December 2006	Yes	
Public Participation on Draft SPD	June / July 2007	Yes	
Adoption	December 2007	Yes	Achieved June 2008
Urban Green Space Strategy			
Commencement	January 2009	Yes	
Prepare Draft SPD	January 2010	No	
Public Participation on Draft SPD	May / June 2010	No	
Adoption	October 2010	No	
Public Realm Strategy			
Commencement	Jan - Dec 2008	Yes	
Prepare Draft SPD	Jan - May 2009	Yes	
Public Participation on Draft SPD	June - July 2009	Yes	Achieved Oct 2009
Adoption	Nov 2009	No	

Milestones	Target	Achieved at 31.03.10	Notes
Village Design Statements			
Galleywood		Yes	
South Hanningfield		Yes	
Little Baddow		Yes	
Boreham		Yes	
Margaretting		Yes	
Danbury		No	
Great and Little Leighs		No	
West Hanningfield		Yes	
Chignals		Yes	
Good Easter		Yes	
Great Baddow		No	
North End		Yes	
Rettendon		No	
Broomfield		No	
Sandon		No	
Stock		No	

4.0 Contextual Indicators

Key Contextual Characteristics of the Borough

Contextual Indicator 1 – Population

- The 2009 mid-year population estimate for Chelmsford Borough was 167,800 people.
- The population of Chelmsford Borough has increased by 10,500 people since 2001.
- The population of Chelmsford increased by 19% between 1981-2008 with a growth of 7% between 1991-2008.
- There was net out-migration from Chelmsford Borough to Braintree, Colchester, Maldon and Rochford between 1991 and 2001.
- There was net in-migration into Chelmsford Borough from London, Brentwood, Basildon, Epping Forest and Thurrock between 1991 and 2001.
- The percentage of people below the age of 45 decreased from 67.1% in 1981 to 59% in 2007.

Table 2 Chelmsford Borough's Population 1981 - 2009

Year	Population
1981	139,600
1991	153,500
2001	157,300
2004	160,500
2005	161,800
2006	162,800
2007	164,531
2008	167,100
2009	167,800

Source: ONS Mid-Year Population Estimates

Contextual Indicator 2 - House Prices

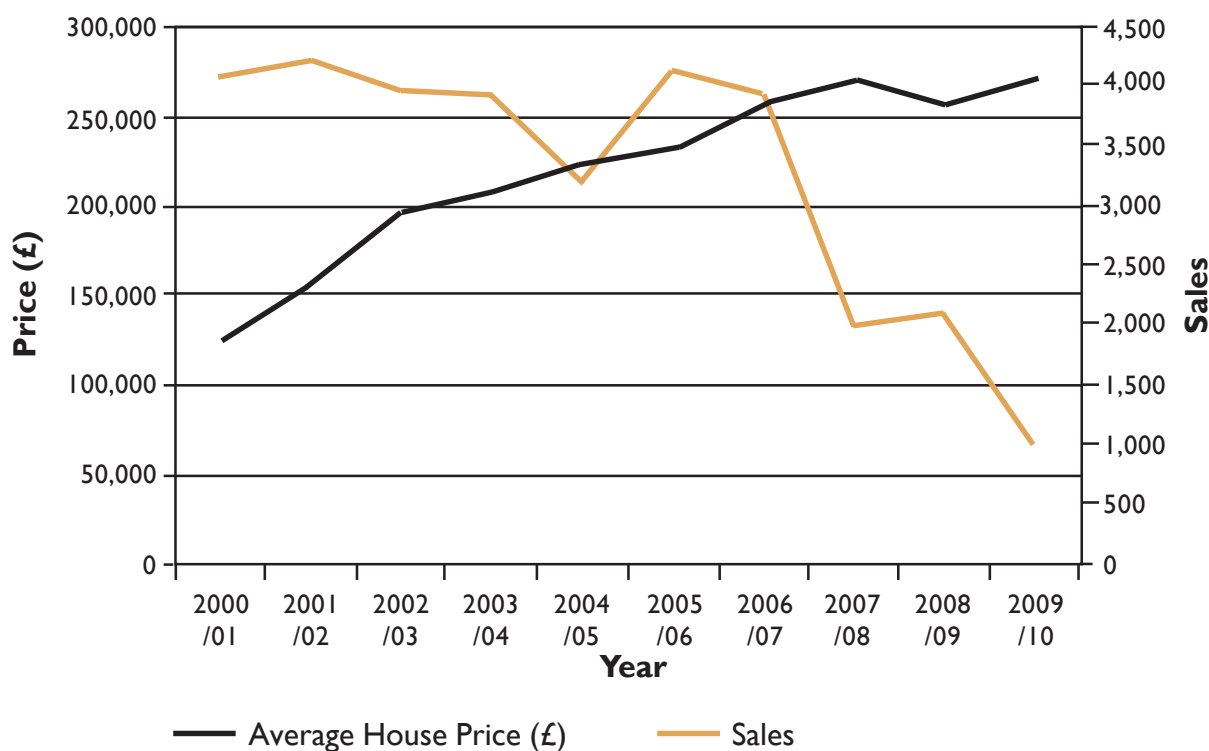
- Chelmsford Borough has seen a 217% increase in average house prices between 2000/1 and 2009/10, increasing from £124,347 to £270,172. The number of annual sales has also declined from a peak of 4,128 in 2005/6 to 990 in 2009/10
- The average house price in Chelmsford Borough was £270,172 in 2009/10

Table 3 Average House Price in Chelmsford by Building Type

Year	Terraced (£)	Semi-detached (£)	Detached (£)	Flat / Maisonette (£)	Average (£)
2000/01	94,878	122,465	195,594	73,797	124,347
2001/02	115,208	144,559	240,975	86,508	155,693
2002/03	150,085	185,111	290,254	118,170	196,661
2003/04	169,095	197,600	316,366	126,579	207,078
2004/05	175,864	216,448	346,010	139,130	223,363
2005/06	184,929	216,271	350,690	140,689	232,183
2006/07	199,162	240,355	391,949	154,158	256,841
2007/08	215,753	254,437	424,290	162,916	270,213
2008/09	193,503	225,370	394,438	138,014	256,461
2009/10	204,073	243,149	393,681	141,656	270,172

Source: Hometrack 2010

Figure 1 Average House Prices and Numbers of sales per year



Contextual Indicator 3 - Local Economy

- Chelmsford Borough has the fifth largest workforce (economically active) in the East of England and is the second largest amongst the Essex districts.
- The service sector accounts for 82% of all employment in Chelmsford Borough compared to manufacturing which now accounts for 6% of the workforce.
- The number of jobs within the manufacturing industry has fallen by 1,000 (16%) since 2001.
- The number of jobs within the service industry has increased by 10,800 (19%) since 2001.
- The number of jobs within the Banking, Finance and Insurance sector has increased by 3,100 (23%) since 2001.
- The largest employment sectors in Chelmsford Borough are Public Administration, Education and Health (26,000 people employed within this sector), Distribution, Hotels & Restaurants (17,300), and Finance, IT, other business activities (16,700).
- The average gross weekly earnings of a full time worker in the Chelmsford Borough workforce is £504 this is compared to average gross weekly earnings for a Chelmsford Borough resident of £545. On average those that live in the Borough earn more than those that work in the Borough.
- The economic activity rate in Chelmsford Borough is 79.6%, which is higher than the East of England average of 78.9% and the national average of 76.5%.

Source: Nomis official labour market statistics 2010

Current Economic Conditions

The current economic downturn will continue to have implications at local level during 2010/2011. It is presently anticipated that unemployment levels will continue to rise and employment growth will be generally lower than in the period since 2001.

5.0 Saved Policies

- 5.1 Upon adoption of the Chelmsford Borough Council LDF Core Strategy and Development Control Policies DPD in February 2008, all policies previously saved are now superseded and withdrawn.

6.0 Housing Delivery

Core Indicator 1 - Housing Trajectory

Objective

To deliver more sustainable patterns of development.

Target

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

6.1 Commentary

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

The objective of the Housing Trajectory is to plan, monitor and manage the delivery of new housing in accordance with the East of England Plan (RSS14) and the Local Development Framework. This assists in monitoring the former ODPM's objective of 'achieving a better balance between housing availability and the demand for housing, improving affordability, in all English regions while protecting valuable countryside around our towns and cities' (as stated within the Public Service Agreement 2008-2011, HM Treasury).

The Housing Trajectory therefore provides an update of Chelmsford Borough's delivery of housing and will demonstrate progress towards meeting housing targets set out in the East of England Plan (RSS14).

6.2 Housing Trajectory

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

The Housing Trajectory will:

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

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

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

6.3 A. Net Additional Dwellings 2001 - 2010

Commentary

The East of England Plan sets Chelmsford Borough Council's annual dwelling completion target for the time frame 2001 to 2021 with the target set at an average of 800 dwellings per annum

Chelmsford Borough Council has averaged 632 dwelling completions per annum between 2001 and 2010. This figure is under target and this is recognised in the Housing Trajectory. It is anticipated that the current deficit will be rectified through urban intensification and the release of 'Greenfield' land during the later stages of the plan period.

Current Economic Conditions

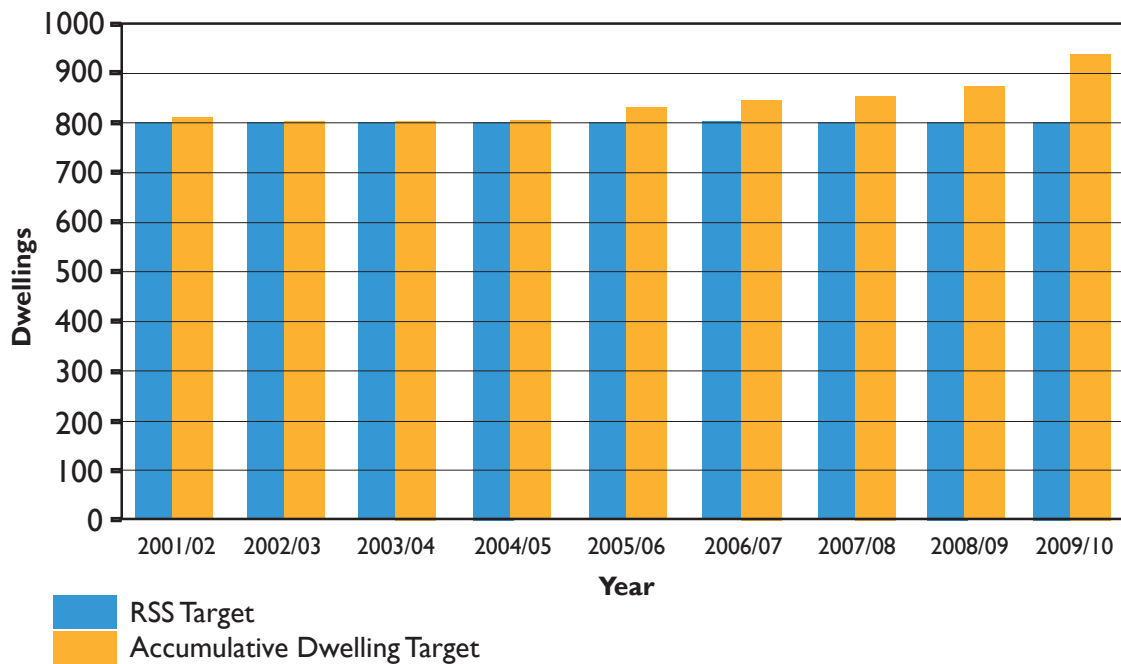
The UK housing market is currently reflecting the results of a global economic downturn. Chelmsford has always had a buoyant housing market that performs well above the national average though it is expected that housing completions will continue to stay below target in 2010/2011.

Table 4 Accumulative Annual Dwelling Completion Target 2001 – 10

Year	Accumulative Annual Dwelling Target	Annual Dwelling Target	Annual Dwelling Completions
2001 / 02	708	800	545
2002 / 03	689	800	1046
2003 / 04	687	800	731
2004 / 05	682	800	773
2005 / 06	695	800	483
2006 / 07	707	800	520
2007 / 08	704	800	756
2008 / 09	709	800	638
2009 / 10	755	800	200

Source: CBC 2010

Figure 2 Accumulative Annual Dwelling Completion Target 2001 - 10



The analysis of annual planning permissions granted for new dwellings provides a good measure in which to assess the success rate of annual dwelling completion rates.

6.4 B. Annual Net Additional Dwelling Requirement 2010 - 2021

Commentary

The required annual dwelling completion rate between 2010 and 2021 is above the RSS14 target of 800 dwellings and is presently at 937. The current shortfall in completions will be rectified during the second half of the plan period.

Table 5 Annual Net Additional Dwelling Requirement 2010 – 2021

RSS14 Dwelling Target 2001 – 2021	16,000
Total Completions 2001 – 2010	5,692
Annual Completion Rate 2001 – 2010	632
RSS Dwelling Target 2010 – 2021	10,308
Required Annual Completion Rate 2010 – 2021	937

6.5 C. Projected Net Additional Dwellings 2010 - 2021

Commentary

The projected net additional dwellings are based upon the future building rates of large sites of 12 dwellings or more and trend analysis of small sites of 11 dwellings or less. The large sites include sites with planning permission, sites without planning permission, urban capacity sites and windfall sites. The periods 2011 – 2016 and 2016 – 2021 include the phasing of the 'greenfield' allocation as contained within the Chelmsford Borough Core Strategy and Development Control Policies DPD. This allocation is currently set at 4,000 dwellings and is

split with 800 dwellings at land north-west of Chelmsford and 3,200 dwellings at land north-east of Chelmsford. These figures are based on the assumption that the construction industry is capable of delivering the 'greenfield' element of the dwelling completions during the relevant period.

Figure 3 Housing Trajectory 2001 – 2021

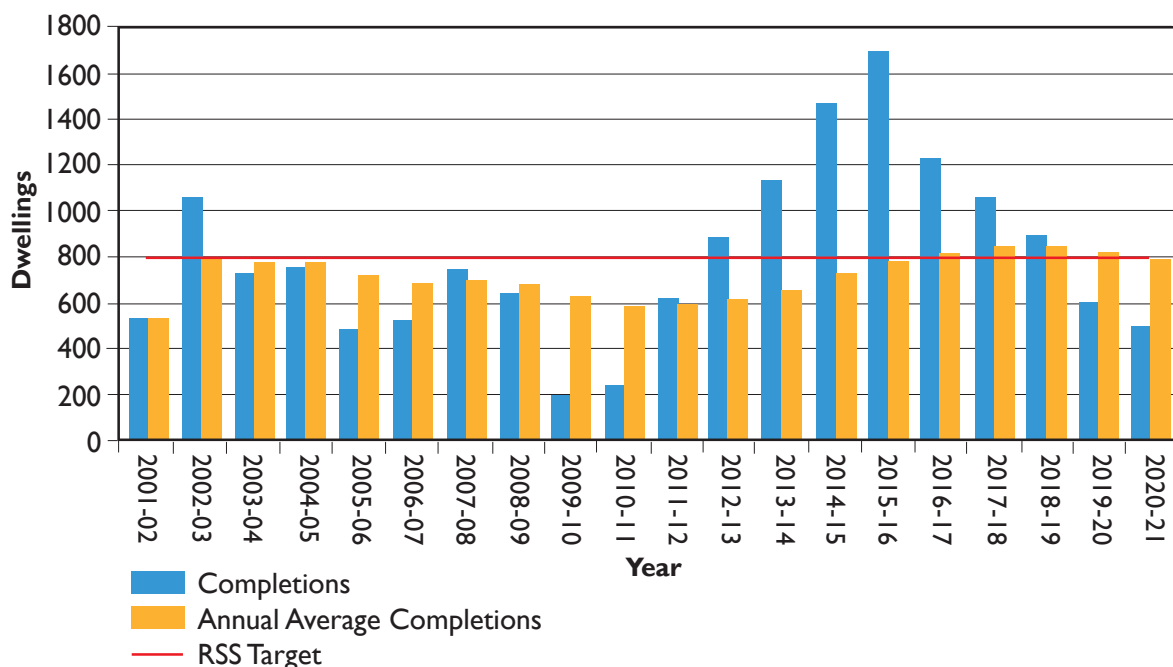


Table 6 Projected Net Dwellings 2010 – 2014

	2010 / 2011	2011 / 2012	2012 / 2013	2013 / 2014
Large Sites with Planning Permission (12 dwellings or more)	154	185	161	150
Large Sites without Planning Permission (12 dwellings or more)	0	120	122	291
Urban Capacity Sites (12 dwellings or more)	0	79	185	205
Small Sites (11 dwellings or less) Includes Existing Commitments, Urban Capacity Sites and Sites without Planning Permission	94	94	94	94
Greenfield Land Release – North East Chelmsford	0	100	275	300
Greenfield Land Release – NorthWest Chelmsford	0	50	50	100
Total	239	628	887	1140
Average Annual Completion Rate	593	596	621	660
RSS Target	800	800	800	800

Table 6A Projected Net Dwellings 2014 – 2018

	2014 / 2015	2015 / 2016	2016 / 2017	2017 / 2018
Large Sites with Planning Permission (12 dwellings or more)	150	150	150	100
Large Sites without Planning Permission (12 dwellings or more)	365	390	174	128
Urban Capacity Sites (12 dwellings or more)	422	574	325	250
Small Sites (11 dwellings or less) Includes Existing Commitments, Urban Capacity Sites and Sites without Planning Permission	94	94	94	93
Greenfield Land Release – North East Chelmsford	325	375	375	375
Greenfield Land Release – NorthWest Chelmsford	100	100	100	100
Total	1456	1683	1218	1046
Average Annual Completion Rate	717	782	809	823
RSS Target	800	800	800	800

Table 6B Projected Net Dwellings 2018 – 2021

	2018 / 2019	2019 / 2020	2020 / 2021
Large Sites with Planning Permission (12 dwellings or more)	0	0	0
Large Sites without Planning Permission (12 dwellings or more)	45	0	0
Urban Capacity Sites (12 dwellings or more)	269	62	48
Small Sites (11 dwellings or less) Includes Existing Commitments, Urban Capacity Sites and Sites without Planning Permission	93	93	93
Greenfield Land Release – North East Chelmsford	375	350	350
Greenfield Land Release – NorthWest Chelmsford	100	100	0
Total	882	605	491
Average Annual Completion Rate	826	815	798
RSS Target	800	800	800

6.6 Annual Net Additional Dwelling Requirements

Table 7 New Residential Development 2001 – 2021

New Residential Development 2001 - 2021	Dwellings
Dwellings Completions (1996-2001)	1,444
Dwellings Completions (2001-2010)	5,692
Remaining Dwelling Requirement (2010-2021)	10,308
Total Provision (1996-2021) (Essex Structure Plan and RSS14)	17,500

Source: Chelmsford Borough Council, 2010

Table 8 Annual Net Additional Dwelling Requirement

New Residential Development 2001 - 2021	Dwellings
Annual net additional dwelling requirement (RSS14)	800
Annual average number of additional dwellings needed to meet the overall housing requirements.	937

Source: Chelmsford Borough Council, 2010

Action

The Borough Council will ensure that the statutory Development Plan Documents put in place policies and proposals, indicating phasing policies which ensure that sufficient housing land is released to meet the dwelling target contained in RSS14.

The Borough Council has identified a portfolio of sites that can be delivered within the current plan period to meet the targets set out in RSS14.

Core Indicator 2 Net Dwelling Completions on Previously Developed Land

Objective

To deliver more sustainable patterns of development.

Target

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

6.7 Commentary

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

The objective of this indicator is to assess the extent to which the re-use of land is maximised within Chelmsford Borough. Planning Policy Statement 3: Housing states that nationally 60% of additional housing should be provided on previously developed land and through the conversion of existing buildings.

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

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

Source: Essex County Council / Chelmsford Borough Council, 2010

Core Indicator 3 New Residential Densities

Objective

To deliver more sustainable patterns of development.

Target

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

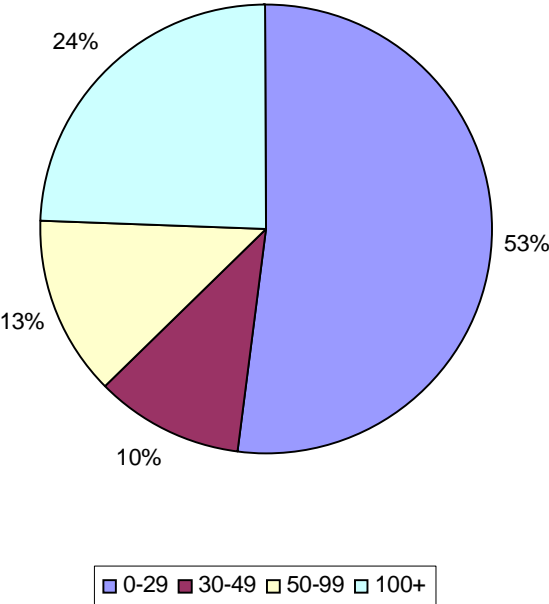
6.8 Commentary

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

The revised Planning Policy Statement 3: Housing, asks local authorities to make more efficient and effective use of land. Paragraph 47 states that local authorities may wish to set out a range of densities across the plan area rather than one broad density range. Policy DC3 of the Chelmsford Core Strategy and Development Control Policies DPD seeks housing densities of 50 dwellings per hectare within the Borough’s urban areas and 30 dwellings per hectare elsewhere. The following diagram acts as an indicator to determine the intensity of housing developments in Chelmsford Borough.

In 2009/2010 47% of new residential developments in Chelmsford achieved a density of over 30 dwellings per hectare. The number of dwellings completed at a density of less than 30 dwellings per hectare has increased from 40% to 53% over the year.

Figure 4 New Residential Densities 2009/2010



Action

Chelmsford Borough Council will seek to grant planning permission for residential schemes that have a housing density greater than 30 dwellings per hectare

Core Indicator 4 Affordable Housing

Objective

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

Target

To deliver a minimum of 150 affordable dwellings per annum.

6.9 Commentary

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

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

Chelmsford Borough Council delivered 60 affordable dwellings through housing completions between 1st April 2009 and 31st March 2010. This accounts for 30% of all new residential completions in the Borough.

Table 10 Affordable Housing Completions and Commitments

Year	Number of Dwellings
2003 / 04	258
2004 / 05	253
2005 / 06	97
2006 / 07	59
2007 / 08	259
2008 / 09	225
2009 / 10	60

Source: Chelmsford Borough Council / Essex County Council 2010

Action

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

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

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 targets set by the East of England Regional Assembly.

6.10 Commentary

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

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

Table 11 Publicly Funded Authorised Sites

Date	Number of Sites	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

Source: CLG, 2010

Table 12 Privately Funded Authorised Sites

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

Source: CLG, 2010

Table 13 Unauthorised Gypsy and Traveller Sites

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

Source: CLG, 2010

Table 14 Temporary Gypsy and Traveller Sites

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

Source: CLG, 2010

Action

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

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

7.0 Business Development

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

Core Indicator 6 Amount of Floorspace Developed for Employment by Type

Objective

To achieve more sustainable levels of prosperity and economic growth.

Target

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

7.1 Commentary

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

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

This indicator considers the gross completed employment floorspace by type between April 2009 and March 2010. Employment floorspace is defined by the Use Classes Order (B1a, b, c, B2 and B8). The completed space also represents the gross floorspace area.

The largest increase in floorspace was from flexible floorspace, accounting for almost three quarters of the total completed floorspace. Completed B1 floorspace accounted for approximately 15% of all completed floorspace. The completed floorspace is representative of the local economy in that general industrial space is becoming less important to business needs.

Floorspace that is flexible between B1, B2 and B8 uses in a variety of combinations between the uses accounts for almost 75% of all completed floorspace. Table 16 demonstrates that flexible space across B1, B2 and B8 uses accounts for all flexible space.

Table 15 Completed Floorspace sq m

Use Class	Floorspace
B1	2,347
B2	486
B8	-
Flexible Floorspace between B1, B2 and B8	7,172
Total	9,997

Source: Essex County Council / Chelmsford Borough Council, 2010

Table 16 Flexible Floorspace sq m

Flexible Space	Floorspace
B1, B2 and B8	7,172
B1b, B1c, B2 and B8	-
B1c and B8	-
B1 and B8	-
B1b and B1c	-
B1a	2,347
Total Flexible Space	9,519

Source: Essex County Council / Chelmsford Borough Council, 2010

Action

Chelmsford Borough Council has a service level agreement (SLA) with Essex County Council to undertake monitoring of industrial and warehousing uses (Uses Classes B1 – B8) and office use (Use Classes B1a). In all cases, extensions, new development, redevelopment and changes of uses will be monitored.

As a part of the SLA, Essex County Council will carry out an annual field survey of land development within Chelmsford Borough and carry out analysis of the data collected. The current economic downturn means that there was a slowdown in employment floorspace delivered during 2009/2010. It is expected that this trend will continue into 2010/11.

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

Objective

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

Target

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

7.2 Commentary

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

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

This indicator identifies the completed floorspace within employment areas that were previously designated within the Chelmsford Borough Local Plan 1997.

Table 17 identifies that 7% of all gross completed employment floorspace was within designated Employment Policy Areas.

Table 17 Percentage of Gross Floorspace Developed in Employment Areas

	Total Developed Floorspace (sq. m.)	Percentage of Total Gross Floorspace
Gross Floorspace developed within Employment Policy Areas	950	7%
Total Gross Floorspace developed within Chelmsford Borough	13,294	100%

Source: Essex County Council / Chelmsford Borough Council, 2010

The following table identifies the breakdown of completed uses within the Employment Policy Areas. Almost half of this space is allocated for B1 use.

Table 18 Employment Floorspace Developed by Type in Employment Areas

Use Class	Floorspace (sq. m.)
B1	-
B2	486
B8	-
Flexible Floorspace between B1, B2 and	-
A1	464
Total	950

Source: Essex County Council/Chelmsford Borough Council, 2010

Action

Chelmsford Borough Council has a service level agreement (SLA) with Essex County Council to undertake monitoring of industrial and warehousing uses (Uses Classes B1 – B8) and office use (Use Classes B1a). In all cases, extensions, new development, redevelopment and changes of uses will be monitored.

As a part of the SLA, Essex County Council will carry out an annual field survey of land development within Chelmsford Borough and undertake analysis of the data collected.

The current global economic downturn means that there continues to be a slowdown in employment floorspace delivered during 2009/2010. It is expected that this trend will continue into 2010/11.

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

Objective

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

Target

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

7.3 Commentary

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

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

100% of the completed employment floorspace in Chelmsford Borough during 2009/10 was on previously developed land.

Source: Essex County Council / Chelmsford Borough Council, 2009

Action

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

The current economic downturn means that there was a slowdown in employment floorspace delivered during 2009/2010. It is expected that this trend will continue into 2010/11.

Core Indicator 9 Employment Land Available by Type

Objective

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

Target

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

7.4 Commentary

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

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

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

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

27.68 ha total at 31.03.10

(ii) Sites for which Planning Permission has been granted for Use Classes B1a, b, c, B2 and B8 at 31.03.10:

Use Class	Area (sq. m.)
B1a	3,462
Other B1 (split unknown)	1,125
B2	1,406
B8	2,143
B1 - B8 (split unknown)	235
Total	8,371

Core Indicator 10 Losses of Employment Land

Objective

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

Target

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

7.5 Commentary

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

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

(i) Employment / Regeneration Areas

See (i) Above

(ii) Local Authority Area

Between 2009 and 2010 a total of 265 sq.m. of employment floorspace was lost to completed non-employment uses.

Action

Chelmsford Borough Council has undertaken an Employment Land Review (2006) to form part of the evidence base for the Core Strategy DPD. This study assesses the adequacy of the present employment land supply in meeting projected future need and targets. The objective of this study on employment land is to ensure that Chelmsford Borough Council identifies a robust and defensible range of strategic and local employment sites and also to provide an evidence base from which to continue the monitoring of employment land in the future.

The current economic downturn means that there was a slowdown in employment floorspace delivered during 2009/2010. It is expected that this trend will continue into 2010/11.

Core Indicator 11 Amount of Employment Land Lost to Residential Development

Objective

To achieve more sustainable levels of prosperity and economic growth.

Target

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

7.6 Commentary

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

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

Between 1997 and 2010 a total of 792 dwellings were allocated on employment land all of which have been constructed. This constitutes a loss of 18.74 hectares of employment land to housing. Between 1st April 2009 and 31st March 2010, no employment land was lost to residential development, as shown in Table 19.

Table 19 Employment Land Lost to Housing

Site Location	Land lost (ha)	Previous Use	Housing Completed 01.04.09 to 31.03.10	Housing Not Completed at 31.03.10
N/A	0	N/A	0	N/A

Action

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

The Council will retain employment uses wherever possible particularly within employment areas.

8.0 Transport

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

Objective

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

Target

To provide sufficient parking spaces in all new development.

8.1 Commentary

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

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

Of the single-use non-residential developments completed during 2009/10, all were considered to be compliant with the parking standards.

Source: Essex County Council 2010

Action

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

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

Objective

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

Target

To provide new housing in proximity to local facilities.

8.2 Commentary

Chelmsford enjoys high levels of accessibility by public transport. Out of a total of 200 net new dwellings completed during 2009/10 the following number and percentage were within 30 minutes travel time of the facilities listed in Table 20.

Table 20 Residential Development within 30 Minutes of Key Facilities.

	Number of Dwellings (Net)	Percentage of Total (Net)
Total number of dwellings built 2009 / 10	200	-
GP	196	98%
Hospital	196	98%
Primary School	195	97.5%
Secondary School	194	97%
Employment Area	195	97.5%
Retail Centre	195	97.5%

Source: Essex County Council / Chelmsford Borough Council, 2010

Action

Chelmsford Borough Council will continue to monitor accessibility and will implement Core Policies 'CP8 – Promoting Accessibility' and 'CPI6 – Promoting Social Inclusion' in order to encourage sustainable locations for development.

9.0 Local Services

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

Objective

To achieve more sustainable levels of prosperity and economic growth.

Target

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

9.1 Commentary

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

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

In total, there was over 4,000 sqm of gross retail, office and leisure floorspace completed in the Borough in 2009 /10. This is inclusive of the development previously identified in Section 7 – Business Development.

Table 21 Chelmsford Borough Completed Floorspace

Uses	Floorspace (sq m)
BI(a)	2,347
A1	1,751
A2	-
Flexible A1, A2 and A3 Floorspace	-
D2	-
Total A Uses	-
Total	4,098

Source: Essex County Council / Chelmsford Borough Council, 2010

Action

Chelmsford Borough Council has a service level agreement (SLA) with Essex County Council to undertake monitoring of office use (Use Classes B1a), retail uses (Use Class A1-A3) and recreational and leisure uses. In all cases, extensions, new development, redevelopment and changes of uses will be monitored.

As a part of the SLA, Essex County Council will undertake an annual field survey of land development within Chelmsford Borough and carry out analysis of the data collected.

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

Objective

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

Target

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

9.2 Commentary

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

Planning Policy Statement 6 (ODPM 2005) requires new retail, office and leisure uses to be within existing town centres. This indicator identifies the completed amount of gross internal floorspace for UCOs B1(a),A1,A2 and D2 to determine whether developments comply with PPS6. Chelmsford Town Centre is considered as the area identified within the Chelmsford Town Centre Area Action Plan. (Please note that B1(a) is also identified within Indicators 6 – 10 in direct reference to employment uses.)

Whilst 295 sq m of retail space was delivered within the Town Centre, 991 sq m of retail space was lost to residential uses - this equates to a net loss of 696 sq m of retail floor space within the Town Centre

Table 22 Chelmsford and South Woodham Ferrers Town Centre Completions

Uses	Floorspace (sq m)
A1	295
A2	-
A1, A2 and A3 Flexible Floorspace	-
B1(a)	-
Total	295

Source: Essex County Council / Chelmsford Borough Council, 2010

Action

Chelmsford Borough Council has a service level agreement (SLA) with Essex County Council to undertake monitoring of office use (Use Classes B1a), retail uses (Use Class A1-A3) and recreational and leisure uses. In all cases, extensions, new development, redevelopment and changes of uses will be monitored.

As apart of the SLA, Essex County Council will carry out an annual field survey of land development within Chelmsford Borough and carry out analysis of the data collected.

The current economic downturn means that there has been a slowdown in employment floorspace delivered during 2009/2010. It is expected that this trend will continue into 2010/11.

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

Objective

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

Target

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

9.3 Commentary

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

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

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

Marconi Ponds Nature Reserve has also been awarded a Green Pennant.

Table 23 Green Flag Awards

Park With Green Flag Award	Hectares
Oaklands Park, Moulsham Street, Chelmsford	4.8
Boleyn Gardens, Beaulieu Park, Chelmsford	3.3
Admirals Park, Tower Gardens and the adjoining West Park, Chelmsford	29.4
Chelmer Park	11.86
Hylands Estate	232
Coronation Park	5.72
Compass Gardens, Saltcoats Park	10.08
Melbourne Park	21.13
Total	318.31

(Oaklands Park, Hylands Park and Admirals Park also have Green Heritage Status, three of only 52 such sites in the Country)

Source: Chelmsford Borough Council, 2010

Action

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

10.0 Flood Protection and Water Quality

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

Objective

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

Target

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

10.1 Commentary

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

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

There were no planning applications permitted contrary to advice of the Environment Agency during 2009/10.

Table 24 Planning Permissions Granted Contrary to Environment Agency Advice

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

Source: Environment Agency / Chelmsford Borough Council 2010

Action

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

11.0 Biodiversity

Core Indicator 18 Change in Areas and Populations of Biodiversity Importance

Objective

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

Target

To avoid development that adversely affects priority species and habitats

11.1 Commentary

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

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

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

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

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

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

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

The 1992 report identified 1,395 hectares of land as non-SSSI SINC. The 2004 survey has identified 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 25 Habitat Survey

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

Source: Essex Ecology Services Ltd. 2004

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

Action

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

12.0 Renewable Energy

Core Indicator 19 Renewable Energy Capacity Installed by Type

Objective

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

Target

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

12.1 Commentary

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

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

Action

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

Annex A – Chelmsford Borough Monitoring Framework

THEME I MANAGING GROWTH

Strategic Objective MG1

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

Policy Target (CP2)

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

Output Indicators

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

Strategic Objective MG2

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

Policy Target (CP2, CP3 and CP4)

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

Output Indicators

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

Strategic Objective MG3

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

Policy Target (CP5)

At least 60% of additional new dwellings to be built on previously developed land per annum and to maximise annual employment floorspace completion on previously developed land. New residential developments to be built at a density of at least 30 dwellings per hectare.

Output Indicators

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

Strategic Objective MG4

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

Policy Target (CP6 and CP7)

To develop a high quality urban environment.

Output Indicators

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

Strategic Objective MG5

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

Policy Target (CP8)

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

Output Indicators

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

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

THEME 2 ENVIRONMENTAL PROTECTION AND ENHANCEMENT

Strategic Objective EPE1

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

Policy Target (CP9)

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

Output Indicators

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

Strategic Objective EPE2

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

Policy Target (CPI0, CPI1)

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

Output Indicators

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

Strategic Objective EPE3

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

Policy Target (CPI2, CPI3 and CPI4)

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

Output Indicators

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

THEME 3 BALANCED COMMUNITIES

Strategic Objective 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 (CP15)

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

Output Indicators

- (i) House price change (Local)
- (ii) Affordable Housing completions (Core)
- (iii) Affordable Housing permissions (Core)
- (iv) Proportion of Affordable Housing permitted via S106 (Local)
- (v) Mix of Affordable Housing by tenure (Local)
- (vi) Mix of Housing Completed by number of bedrooms (Market and Affordable) (Local)
- (vii) Permissions and completions granted for Exception sites (Local)
- (viii) Number of Caravan Pitches within the Borough (Core)
- (ix) Number of Caravan Pitches within the Borough without planning permission (Core)
- (x) Planning permission granted for Gypsy and Traveller Sites (Core)
- (xi) Number of Specialist Units provided (Local)

Strategic Objective BC2

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

Policy Target (CP16)

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

Output Indicators

As MG5

Strategic Objective BC3

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

Policy Target (CP17)

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

Output Indicators

- (i) Indices of Deprivation (Local)

Strategic Objective BC4

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

Policy Target (CP8)

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

Output Indicators

As MG5

THEME 4 QUALITY OF LIFE

Strategic Objective QL1

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

Policy Target (CPI8)

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

Output Indicators

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

Strategic Objective QL2

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

Policy Target (CPI9)

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

Output Indicators

As MG5

Strategic Objective QL3

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

Policy Target (CPI9)

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

Output Indicators

As MG5

Strategic Objective QL4

Ensure that new development creates places where people enjoy living and working and are safe, secure and attractive.

Policy Target (CP20)

To secure high quality development that achieves residential approval.

Output Indicators

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

Strategic Objective QL5

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

Policy Target (CP21)

To secure high quality development that achieves residential approval.

Output Indicators

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

Strategic Objective ECPI

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

Policy Target (CP22)

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

Output Indicators

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

Strategic Objective ECP2

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

Policy Target (CP23)

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

Output Indicators

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

Strategic Objective ECP3

Enhance Chelmsford's role as a Regional Transport Node.

Policy Target (CP24)

To promote improved public transport services and facilities.

Output Indicators

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

Strategic Objective ECP4

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

Policy Target (CP25)

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

Output Indicators

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

Strategic Objective ECP5

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

Policy Target (CP26)

To promote business activity within the Borough

Output Indicators

None

Annex B – Monitoring of Core Output Indicators

Objectives

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

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

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

Managing Growth

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

The Strategic Objectives under this theme are:

- MG1:** Direct growth to the most sustainable locations in the Borough and ensure new and existing neighbourhoods are easy to get to and well integrated with strategic route networks.
- MG2:** Manage and limit growth to that capable of being accommodated by the strategic infrastructure and the community support facilities of the Borough.
- MG3:** Contain urban growth by re-use of urban land and imposition of rural boundaries.
- MG4:** Promote the advantages of urban living and create good places to live and work within the existing urban areas through mixed use, diverse activity and full use of existing space.
- MG5:** Minimise the need for car travel by locating development where alternative modes of transport are practicable and by improving public transport.

Environmental Protection and Enhancement

Provides the environmental basis for all development – valuing natural and historic assets and ensuring change is sustainable and enhancing. This group of objectives is linked to a range of development policies ensuring individual development acknowledges global impact.

The Strategic Objectives under this theme are:

- EPE1:** Protect the Borough's natural and built resources, historic environment, biodiversity, geological diversity and countryside.
- EPE2:** Seek to ensure that development is designed and located so far as possible to minimise any negative effects on the local and global environment and where ever possible to provide a net beneficial effect by reducing the generation of pollution and waste and the consumption of natural resources, including fossil fuel-based energy consumption. The generation of energy from renewable resources will be encouraged.
- EPE3:** Enhance environmental quality of the Borough's countryside and urban areas.

Balanced Communities

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

The Strategic Objectives under this theme are:

- BC1:** Meet the housing needs of the whole community through the provision of types and tenures of housing facilities, including affordable and special needs housing such as housing for the elderly, and create balanced communities through a mixture of housing for different household types.
- BC2:** Promote social inclusion through equality of opportunity and equality of access to social, educational, health, employment, recreational, green space and cultural facilities for all in the Borough.
- BC3:** Reduce deprivation and improve residents' health and quality of life by targeted economic and community development.
- BC4:** Promote social inclusion by improved accessibility to health care, education, employment, local shopping, leisure facilities and services for all, especially for those without a car and for those in more remote parts of the Borough through well planned routes and integrated public transport.

Quality of Life

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

The Strategic Objectives under this theme are:

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

Economic Prosperity

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

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

The Strategic Objectives under this theme are:

- ECPI:** Maintain the Borough's economic competitiveness in a region of major growth and change by responding positively to economic change.
- ECP2:** Reinforce Chelmsford town's leading sub-regional economic role by attracting new commercial investment and reinforcing the town's attractiveness and competitiveness by enhancing civic and cultural activity.
- ECP3:** Enhance Chelmsford's role as a Regional Transport Node.
- ECP4:** Enhance the viability and vitality of South Woodham Ferrers town centre and secondary local centres.
- ECP5:** Support essential commercial transport movement related to Borough business activity on road and rail networks.

FURTHER INFORMATION

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

Minicom: 01245 606444

Planning Policy
Directorate of Sustainable Communities
Chelmsford Borough Council
Civic Centre
Duke Street
Chelmsford
Essex
CMI IJE

Telephone 01245 606330
Fax 01245 606642
planning.policy@chelmsford.gov.uk
www.chelmsford.gov.uk

Document Published by Planning Policy
Copyright Chelmsford Borough Council



CUSTOMER SERVICE EXCELLENCE