

Chelmsford Local Plan

Authority Monitoring Report

Covering the period
1 April 2016 - 31 March 2017

Published September 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 twelve AMR. It covers the period from 1st April 2016 to 31st March 2017.

1.5 Copies of the previous AMR's 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 Core Strategy and Development Management Policies 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 2017 for the Local Plan and its key evidence base documents is set out in Tables 1 and 2.

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

3 Implementing the Local Development Scheme

Table 1 - Progress on Local Development Scheme Targets

Milestones	Target	Achieved at 31.03.17	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	Yes	Rescheduled to March 2017
Public and Stakeholder Consultation (Regulation 18)	February - April 2017	Yes	Consultation rescheduled. Launched 30/03/2017 for 6 weeks
Processing and Analysis of Representations	April - June 2017		

Implementing the Local Development Scheme 3

Milestones	Target	Achieved at 31.03.17	Notes
Consultation Feedback to Development Policy Committee	July 2017		
Preparation of Draft Local Plan (Proposed Submission)	April 2017 - August 2017		
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	No	Progressed, due to be reported in September 2017
Preparation of Preliminary Draft Charging Schedule	March-September 2017		

3 Implementing the Local Development Scheme

Milestones	Target	Achieved at 31.03.17	Notes
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		
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

3.4 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. Table 2 sets out the progress of the key evidence base documents.

Table 2 - Progress on Key Local Plan Evidence Base Documents

Document	Key Stages/Dates	Progress at 31.03.2017
Duty to Co-operate		
Duty to Co-operate Scoping Report 2015	Approved by DPC July 2015	Published
Duty to Co-operate Scoping Report Consultation Statement	Approved by DPC November 2015	Published
Duty to Co-operate Strategy 2015	Final Strategy approved by DPC in March 2015	Published
Duty to Co-operate Strategy Equality Impact Assessment	Completed October 2014	Published
Duty to Co-operate Position Statement March 2017	Completed March 2017	Published
Development Standards		
Open Space Studies 1-8	Approved by DPC September 2016	Published
Economic		
Chelmsford City Centre Office Market Review 2015	Report conducted by CBRE	Final Report Published September 2015
Chelmsford Retail Study Update 2015	Approved by DPC in September 2015	Published
Chelmsford Economic Study 2017	Approved by DPC May 2017	Published
Environment and Heritage		
Heritage Assessments	Under preparation February - March 2017	Technical Note Published March 2017

3 Implementing the Local Development Scheme

Document	Key Stages/Dates	Progress at 31.03.2017
Duty to Co-operate		
Landscape Sensitivity and Capacity Assessment	Considered by DPC March 2017	Published
Local Wildlife Sites Review 2016	Review Approved Summer 2016	Published
Strategic Flood Risk Assessment Appendix B and Main Report	Completed 2008	Published
Water Cycle Study	Report conducted by AECOM	Draft Published March 2017
West End Vision	Consultation commenced March 2017	Consultation underway
Population and Homes		
Chelmsford Gypsy and Traveller Accommodation Assessment 2017	Chelmsford Report considered at DPC February 2017	Awaiting publication of full Essex Report
Housing Capacity in Chelmsford Urban Area	Considered by DPC September 2016	Published February 2017
Objectively Assessed Housing Need Study November 2016	Updated OAHN Approved by DPC November 2016	Update Published
SHMA Update 2015	Approved by DPC in March 2016	Update Published
SLAA Viability Study/Sites and Maps	Update Published Annually	2016 update published in September 2016
Sustainability Appraisal and Habitat Regulations Assessment		
SA Scoping Report 2015	Published for Consultation July 2015	Published
Issues and Options SA Report 2015	Published for Consultation November 2016	Published
Preferred Options SA Report	Published for Consultation March 2017	Published

3.5 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.
- Mid years estimates for 2016 indicate the population of Chelmsford is now 174,089
- The estimated population of Chelmsford City has increased by 16,789 people 2001 - 2016.
- 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 - 2016

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

4 Contextual Indicators

Year	Population
2010	169,500
2011	168,310
2012	169,335
2013	170,256
2014	171,633
2015	172,638
2016	174,089

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 £352,505 in 2016/17.
- The average house price in Chelmsford has risen by 9.6% for the year 2015/16 to 2016/17.
- In 2016/17 detached dwellings and flats have seen a decrease in the average price with semi detached and terraced dwellings seeing an increase

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

Contextual Indicators 4

Year	Detached	Semi	Terraced	Flat	All
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
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
2016/17	£561,425	£380,024	£308,322	£218,845	£352,505

Source: home.co.uk 2017

4 Contextual Indicators

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 Watford) and is the 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 remained constant (circa 4% /4,000 jobs) since 2010.
- The number of jobs within the service industry has increased by 6,000 (21%) since 2010.
- The number of jobs within the banking, finance and insurance sector has fallen by 500 (16%) since 2010.
- The largest employment sectors in Chelmsford City are public administration, education and health (27,500 people employed within these sectors), 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 £527.10, this compares the average gross weekly earnings for a Chelmsford City resident of £608.70.
- The economic inactivity rate in the Chelmsford City administrative area is 15.7%, which is lower than the East of England average of 19.8%, and lower than the national average of 20.1%.

Source: Nomis official labour market statistics 2017

Current Economic Conditions

4.1 Chelmsford's economy 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 remain low through 2016-17 (March 2017 at 1.2% compared to March 2016 at 1.2%).

4.2 Economic activity, including construction, new business start-ups and commercial take-up improved in 2016/17 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. The housing trajectory is updated annually and available to view on the Council's website.

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;
- 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 - 2017

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. An update to the OAHN was produced in November 2016 which increases the requirement to 805 dwellings per annum.

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 805 dwellings per annum.

5.10 Chelmsford City Council has averaged 595 dwelling completions per annum between 2001 and 2017. During the year 2016/2017 housing completion rates increased compared with the previous year, with 1002 completions recorded. 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 2017/2018 support these projections.

5.11 As of April 2017 Chelmsford City Council has approved a number of planning applications on key strategic sites that will provide over 4,500 new homes. Beaulieu and Channels have commenced work on further phases in 2016/17 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 2016/17 then increase further in the following period.

5.13 During 2016/17 a number of strategic planning permissions have been granted including sites at Copperfield Road and Chelmer Waterside, with further detailed proposals for future phases of development within the strategic allocations in North East Chelmsford.

Housing Delivery 5

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 - 17

Year	Annual Dwelling Target	Annual Dwelling Completions
2001/02	700	545
2002/03	700	1046
2003/04	700	731
2004/05	700	773
2005/06	700	483
2006/07	700	520
2007/08	700	756
2008/09	700	638
2009/10	700	200
2010/11	700	234
2011/12	700	235
2012/13	700	274
2013/14	805	470
2014/15	805	826
2015/16	805	792
2016/17	805	1002

Source: Chelmsford City Council Housing Trajectory April 2017

5 Housing Delivery

Figure 1 - Annual Dwelling Completions (April 2017)

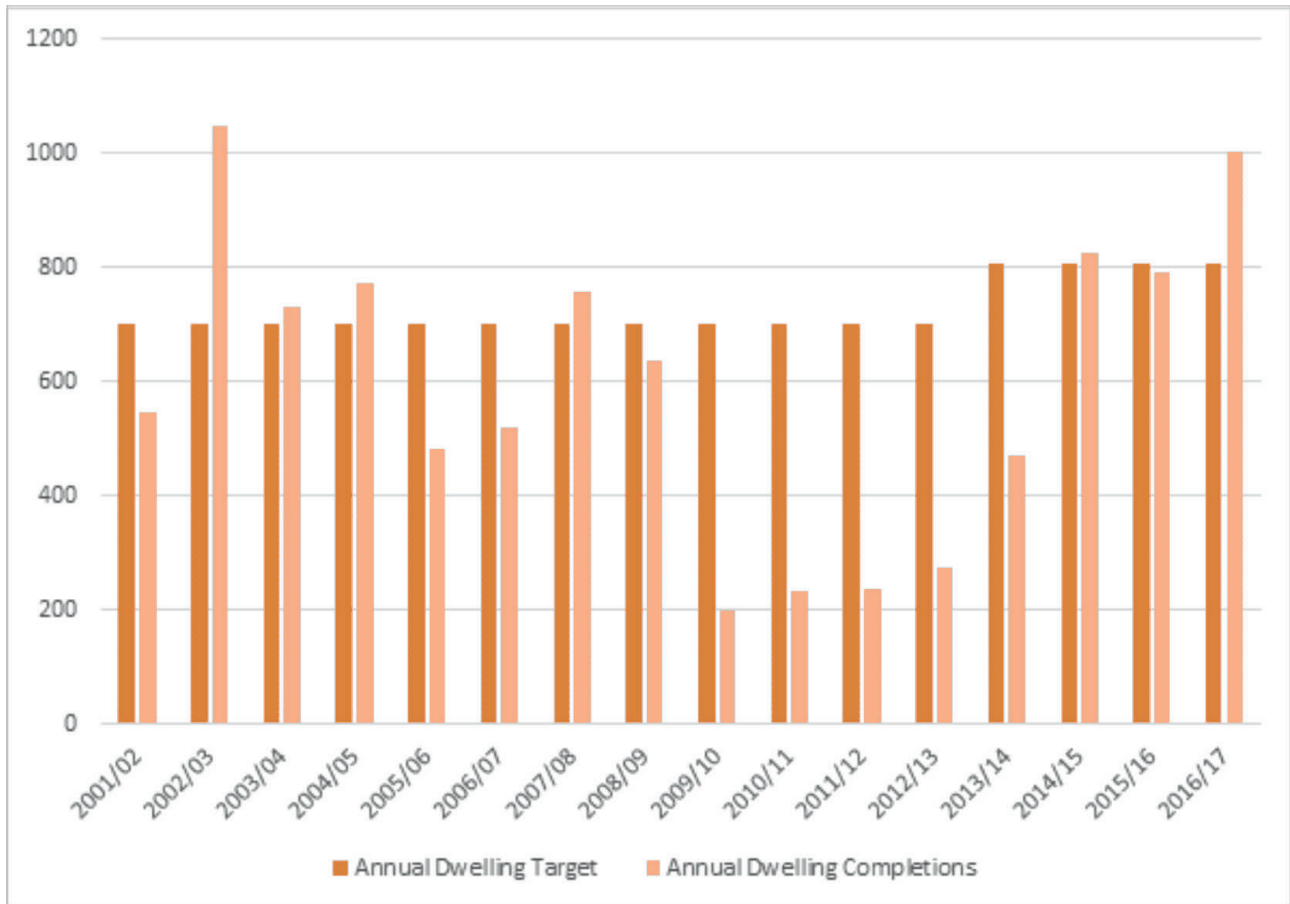


Table 6 - Annual Net Dwelling Requirement 2016 - 2021

Dwelling Requirement 2001 – 2021	14,840
Total Completions 2001/02 – 2016/17	9,525
Average Annual Completion Rate 2001/02 – 2016/17	595
Housing Requirement 2017/18 – 2020/21	5,315

Source: Chelmsford City Council Housing Trajectory, April 2017

B. Projected Net Additional Dwellings 2016 - 2021

Commentary

5.15 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 2016/17 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 2017 demonstrates that the City Council has a 5 year land supply. This includes two scenarios of a 5 percent additional buffer and a 20 percent buffer for persistent under delivery added over the 5 year period 2017/18 to 2021/22 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 2017)



Housing Delivery 5

Table 7 - Projected Net Dwellings 2013 - 2021 (April 2017)

	2017/18	2018/19	2019/20	2020/21	2021/22
TCAAP Allocations	68	652	232	369	211
NCAAP Allocations	394	461	526	522	383
SADPD Allocations	115	163	103	131	136
Large Unallocated Sites	202	202	147	141	320
Small Unallocated Sites (including windfall allowance made up to 140 dpa 2018/19-2020/21)	315	40	106	61	116
Total Projected Completions	1094	1518	1114	1224	1166
Housing requirement	805	805	805	805	805
Annual Average Completion Rate (Rolling Average)	837	950	974	1005	1023

Source: Chelmsford City Council Housing Trajectory, April 2017

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

New Residential Development 2001-2021	Dwellings
Dwellings Completions (2001-2017)	9,525
Remaining Dwelling Completions (2015-2021)	4,950
Total Provision (2001-2021)	14,475

Source: Chelmsford City Council Housing Trajectory, April 2017

5 Housing Delivery

Action

The City Council made timely progress with the adoption of 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, commissioned an Objectively Assessed Housing Need Study which was completed in July 2015. This provided a housing requirement of 775 dwellings per annum to determine its future housing requirement. This was later updated to 805 dwellings per year in November 2016. 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 can also be accommodated.

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

5.16 This indicator is identified as Core Output Indicator MG3(ii) within Theme I (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%
2016/17	60%	44%

Source: Chelmsford City Council Housing Completions

5 Housing Delivery

5.17 Whilst targets for the required percentage of residential developments being built on previously developed land has not been met in 2016/17, this is a result of development on key strategic greenfield sites such as Beaulieu and Channels. There have been a number of years where the percentage has significantly exceeded the target and the average since 2001 still exceeds 60%.

Core Indicator 3 New Residential Densities

Core Indicator 3 - New Residential Densities

Objective

To deliver more sustainable patterns of development.

Target

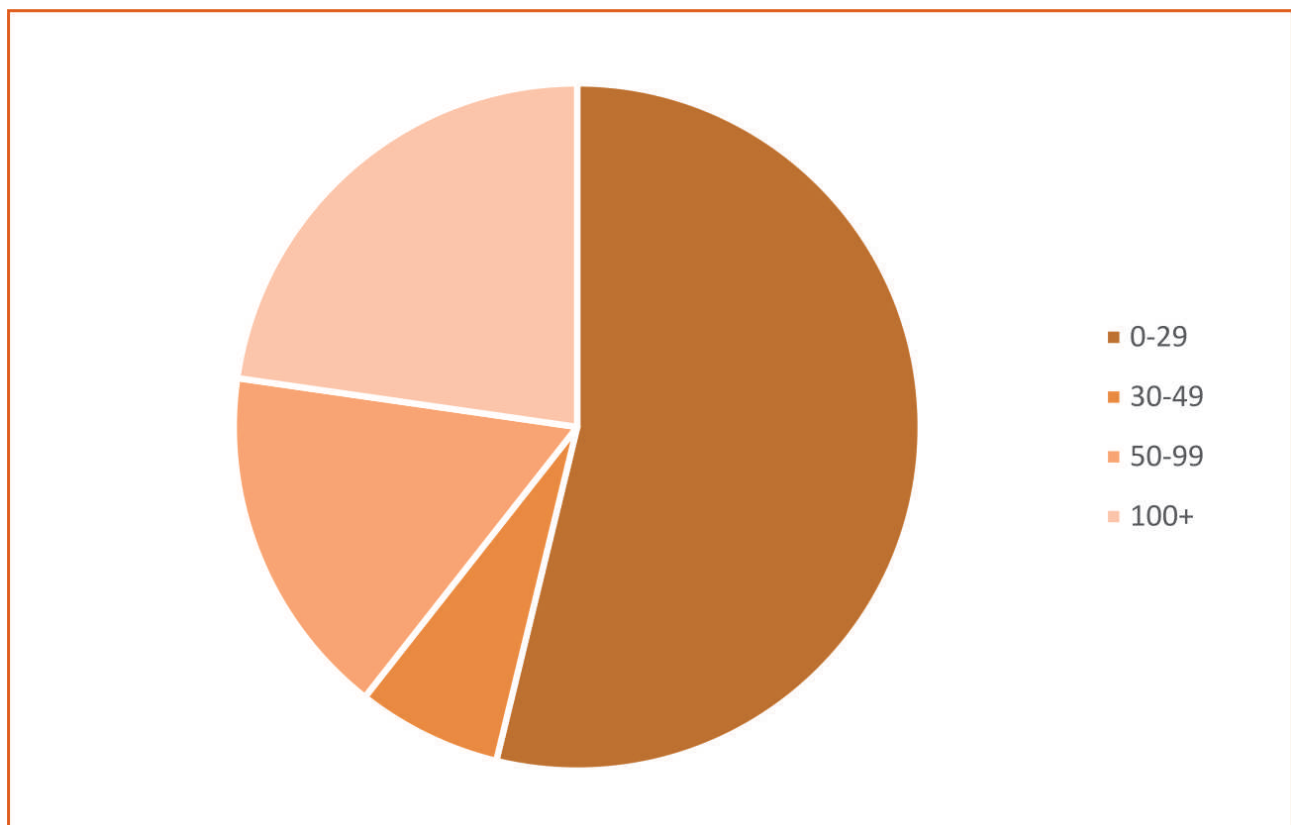
To achieve a minimum of 30 dwellings per hectare in all new residential developments.

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 2016/17



5 Housing Delivery

5.20 In 2016/17 46% 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 23%.

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.

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 Planning permission was granted for 294 new affordable homes between 1st April 2016 and 31st March 2017, compared to 94 in 2015/16. This equates to 18% of the total net new dwellings approved within that period.

5.24 There were 226 affordable dwelling completions between 1st April 2016 and 31st March 2017. This accounts for 23% 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%

5 Housing Delivery

Year	Number of Dwellings	%
2011/12	23	10%
2012/13	27	10%
2013/14	62	13%
2014/15	250	30%
2015/16	53	7%
2016/17	226	23%

Source: Chelmsford City Council Housing Completions

5.25 There has been a significant increase in affordable housing completions in the last year with over four times the amount of dwellings completed in 2016/17 compared with the previous year. These dwellings have mainly been achieved on the key strategic sites at Beaulieu, Channels and Runwell.

5.26 Table 11 sets out all sites where planning permission was granted and affordable housing secured for the 2016/17 period.

Table 11 - Affordable Housing Sites 2016/17

Planning Reference Number	Site Address	Number and % of Affordable Housing Units Approved
14/01552/OUT	Land East of Plantation Road, Boreham, Chelmsford	51 = 35%
14/01672/FUL	Eastern Parcel Land North of Copperfield Road, Chelmsford	69 = 35%
14/01791/OUT	Land North East of 158 Main Road, Great Leighs, Chelmsford	35 = 35%
16/01630/FUL	Peninsular Site, Chelmer Waterside Development, Wharf Road, Chelmsford	106 = 25%
15/01855/FUL	The Lordship Stud, Writtle College, Back Road, Writtle, Chelmsford	6 = 35%
15/02134/FUL	Smiths Yard, Wharf Road, Chelmsford	2 = 8%
16/00215/OUT	Land between Back Lane and Old Church Road, East Hanningfield, Chelmsford	10 = 50%
16/01389/FUL	County Library Headquarters, Goldlay Gardens, Chelmsford	8 = 26%

Housing Delivery 5

Planning Reference Number	Site Address	Number and % of Affordable Housing Units Approved
16/01451/FUL	Land at Days Garage, Forestlyn and rear of 76-98 Main Road, Broomfield	7 = 19%
		TOTAL = 294

Source: Chelmsford City Council Development Management Records, 2017

Action

Policy DC3I 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.

5 Housing Delivery

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 meant that on the basis of the adopted policy there was 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.

Housing Delivery 5

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 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
July 2016	22	31
Jan 2017	22	35

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 2005	26	50
July 2006	37	96
July 2007	37	67
Jan 2008	49	70

5 Housing Delivery

Date	Number of Pitches	Number of Caravans
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
July 2016	53	98
Jan 2017	53	114

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 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
July 2015	5	12
Jan 2016	6	11

Housing Delivery 5

Date	Number of Pitches	Number of Caravans
July 2016	6	11
Jan 2017	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 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
July 2016	0	0
Jan 2017	0	0

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

5 Housing Delivery

Action

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

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

Part 6 Business Development

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 2016 and March 2017. 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 B8, accounting for 78% of the total permitted floorspace. This was followed by B1a floorspace which accounted for 12% 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	851
B1b	0
B1c	528
B2	261
B8	5,663
Total	7,303

6 Business Development

Source: Chelmsford City Council Development Management Records, 2017

Table 17 - Flexible Floorspace sqm

Flexible Space	Floorspace
B1c, B2, B8	17,027
B1, B2, B8	2,712
B1a and B8	3,292
B1a and B2	163
Total Flexible Space	23,194

Source: Chelmsford City Council Development Management Records, 2017

Action

An Employment Land Review was published in 2015 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 feeds into the new Chelmsford Economic Strategy, published in May 2017. 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.

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 74% of all gross permitted employment floorspace was within designated Employment Policy Areas.

6 Business Development

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	22,588	74%
Total Gross Floorspace permitted within Chelmsford	30,497	100%

Source: Chelmsford City Council Development Management Records, 2017

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 91% of the total permitted floorspace, with B8 accounting for 8%.

Table 19 - Employment Floorspace permitted by Type in Employment Areas

Use Class	Floorspace (sq.m.)
B1	148
B2	Nil
B8	1,839
Flexible Floorspace between B1, B2 and B8	20,601
Total	22,588

Source: Chelmsford City Council Development Management Records, 2017

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.

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 71% of the permitted employment floorspace in Chelmsford City during 2016/17 was on previously developed land. It should be noted that a further 13% 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, 2017

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.

6 Business Development

Core Indicator 9 Employment Land Available by Type

Core Indicator 9 - Employment Land Available by Type

Objective

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

Target

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

Commentary

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

6.15 The objective of this indicator is to quantify employment land available within Chelmsford City. This indicator refers to land (in hectares) which is available for employment use, in the following two categories:

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

32.03 ha total at 31.03.17

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

30,497 sqm gross floorspace 1st April 2016 - 31st March 2017:

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

Use Class	Floorspace (sq m)
B1a	851
B1b	0
B1c	528
B2	261
B8	5,663
B1 - B8 (flexible)	23,194
Total	30,497

Source: Chelmsford City Council Development Management Records, 2017

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 2016 and 2017 a total of 30,487 sqm of allocated employment floorspace was permitted to be lost to non-employment uses. It should be noted that the figure for A classes is high following approval for a mixed use development at the former Britvic site which includes a large amount of retail floorspace. The figure for C classes remains 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	Floorspace (sq m)
A Classes	13,112
C Classes	16,012
D Classes	1,363
Total	30,487

Source: Chelmsford City Council Development Management Records, 2017

6 Business Development

Action

Chelmsford City Council undertook an Employment Land Review to form part of the evidence base for the Core Strategy DPD. A new Employment Land Review 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.

Business Development 6

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 2016/17 a total of 1,815 dwellings were allocated on employment land, 1,268 of which have been constructed as at 31/03/2016. This constitutes a loss of 39.7 hectares of employment land to housing. Between 1st April 2016 and 31st March 2017 3.84ha of employment land was granted permission to be lost to residential development, creating a further 228 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 (2016-17)

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.4.16 to 31.03.17	Housing Not Completed at 31.03.17
206 Springfield Road, Chelmsford	0.03	Office	2	0
Gemini House, 88-90 New London Road, Chelmsford	0.03	Office	22	0

6 Business Development

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.4.16 to 31.03.17	Housing Not Completed at 31.03.17
Kensal House, 77 Springfield Road, Chelmsford	0.15	Office	20	0
First and Second Floors, 18 Broomfield Road, Chelmsford	0.01	Office	1	0
Alexandra Court, 36 Church Street, Great Baddow	0.11	Office	11	0
Haltgate House, 52 Hullbridge Road, South Woodham Ferrers	0.02	Office	4	0
First, Second, Third and Fourth Floor, Friars House, 6 Parkway, Chelmsford	0.05	Office	20	0
Eurest Crown Buildings, Beeches Road, Chelmsford	1.64	Office	12	0
The Old Silk Mill Building, Hall Street	0.29	Office	6	0
London House, 111 New London Road, Chelmsford	0.36	Office	55	0
Land at The Nest, Highwood Road, Edney Common, Chelmsford	2.08	Storage and Distribution	5	0
86 Broomfield Road, Chelmsford, CMI ISS	0.01	Office	4	0
86 Broomfield Road, Chelmsford, CMI ISS (Ground Floor)	0.01	Office	2	0
84 Broomfield Road, Chelmsford	0.01	Office	2	0
The Yard, Old Bell Lane, Rettendon Common	0.14	Storage and Distribution	3	0

Business Development 6

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.4.16 to 31.03.17	Housing Not Completed at 31.03.17
Mansard Heating Ltd, 56 High Street, Great Baddow	0.05	Office	3	0
43A Broomfield Road, Chelmsford (first and second floors)	0.02	Office	6	0
43A Broomfield Road, Chelmsford (part of first floor only)	0.02	Office	2	0
90C Broomfield Road, Chelmsford	0.02	Office	3	0
1 Rectory Lane, Chelmsford	0.04	Office	22	0
The Yard, Old Bell Lane, Rettendon Common	0.03	Storage and Distribution	1	0
Croxtons Mill, Blasford Hill, Little Waltham	1.2	Office	1	0
16-18 Glebe Road, Chelmsford	0.02	Office	11	0
Site at 57-63 Moulsham Street, Chelmsford	0.03	Office	11	0
TOTAL	6.37	N/A	229	0

Source: Chelmsford City Council Development Management Records, 2017

Table 23 - Employment Land Permitted to be Lost to Housing

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.04.2016 to 31.03.2017	Housing Not Completed at 31.03.2017
Haven Orchard, Goat Hall Lane, Chelmsford	0.49	General Industrial	0	3
*First and Second Floors, 28-31 Moulsham Street, Chelmsford	0.04	Office	0	4

6 Business Development

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.04.2016 to 31.03.2017	Housing Not Completed at 31.03.2017
*Dukesmead House, 39 High Street, Chelmsford	0.03	Office	0	5
*Site at 18-20 Springfield Road, Chelmsford	0.04	Office	0	6
47 and 48 Moulsham Street, Chelmsford	0.05	Office	0	4 (commenced)
The Yard, Old Bell Lane, Rettendon	0.04	General Industrial	1	0
*Ashby House, Brook Street, Chelmsford	0.08	Office	0	63
*2 Lockside Marina	0.01	Office	0	1
Dumney Farm, Dumney Lane, Little Leighs	0.25	Office	0	1
*16-18 Glebe Road, Chelmsford	0.02	Office	11	0
Land North of Belsmard, Nathans Lane, Writtle	0.09	Storage and Distribution	0	1
Workshop, Main Road, Woodham Ferrers	0.10	General Industrial	0	2
*177 and 178 Moulsham Street	0.02	Office	0	5 (commenced)
*Offices 23-27 Moulsham Street, Chelmsford	0.02	Office	0	9
Onslow House, 62 Broomfield Road, Chelmsford	0.11	Office	0	6
Land North of the Grange, Stock Road, Stock	0.15	Office	0	1
*Site at 57-63 (first and second floors) Moulsham Street	0.03	Office	11	0

Business Development 6

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.04.2016 to 31.03.2017	Housing Not Completed at 31.03.2017
Land North West of the Anchorage, Runwell Chase, Runwell	0.30	Storage and Distribution	1	0
*31-37 Springfield Road, Chelmsford	0.15	Office	0	18
*41 Springfield Road, Chelmsford	0.18	Office	0	48
Site at Hyde Farm Nursery, Hyde Lane Danbury	0.20	Storage and Distribution	0	1
*First and Second Floors, 49 Baddow Road, Chelmsford	0.12	Office	0	20
Land South of Kings Villa, Stock Road, Stock	0.08	Light Industrial	0	1
Croxtons Mill, Blasford Hill, Little Waltham	1.2	Office	1	0
Colson House 9-17 Knight Street, South Woodham Ferrers	0.04	Office	0	4
TOTAL	3.84		25	203

Source: Chelmsford City Council Development Management Records, 2017

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 2016/17, all were considered to be compliant with the parking standards.

Source: Chelmsford City Council Development Management Records, 2017

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, 2017

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, 2017

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 ECEI (i) and EPEI (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

10.3 The most recent comprehensive habitat survey for Chelmsford was undertaken on behalf of the City Council by Essex Ecology Services Ltd (EECOS) and was published in 2016. The survey includes a register of all sites considered to be Local Wildlife Sites (LoWS) within Chelmsford along with the identification of some potential LoWS.

10.4 A previous study carried out in 2004 incorporated a land use survey to identify the most important wildlife habitats in the City Council area. Comparison between this data and the 2016 survey is difficult given that the land uses within the most recent survey have been modified in line with national guidelines.

10.5 A total of 171 LoWS covering 1663ha have been identified across the City Council area. This represents a net increase of 21 new LoWS. A full list of LoWS sites is provided within the LoWS Review report.

10.6 From the original list of sites (2004), 10 have been deleted. This is either because they fail to score well against the new assessment criteria or because their nature conservation interest has decreased.

10.7 A total of 36 new sites have been added. These include new or previously overlooked pieces of land. Some sites have also been amalgamated.

Table 26 Habitat Survey

	2004	2016
Number of LoWS	150	171
Area (ha)	1654	1663

Source: Essex Ecology Services Ltd. 2016

Action

As a 'material consideration' in the determination of planning applications the Council will continue to ensure that its ecological assets are protected.

II Renewable Energy

Part II Renewable Energy

Core Indicator I6 Renewable Energy Capacity Installed by Type

Core Indicator I6 - 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

II.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.

II.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.

II.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.

II.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.

II.5 This indicator will monitor all new developments to ensure they reach optimum energy efficiency in accordance with relevant Supplementary Planning Documents.

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 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 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. This policy and Supplementary Planning Document will be reviewed through the new Local Plan.

12 Duty to Co-operate

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.

Duty to Co-operate Matters

The Local Plan - Issues and Options consultation took place from November 2015 to January 2016. Comments were received to the Local Plan - Issues and Options consultation from the following LPAs:

- Basildon Borough Council
- Braintree District Council
- Brentwood Borough Council
- Castle Point Borough Council
- Colchester Borough Council
- Epping Forest District Council

Duty to Co-operate 12

- Harlow District Council
- Maldon District Council
- Rochford District Council
- Tendring District Council
- Thurrock Council
- and Essex County Council

12.6 Summaries of the comments, and CCCs response to them, were published in the Issues and Options Consultation Feedback Report in June 2016. Matters raised by relevant duty to co-operate Local Planning Authorities and other bodies have been used during the monitoring period covered in this report to inform the Local Plan - Preferred Options, available for consultation from late March 2017.

Meetings with other Local Planning Authorities

12.7 Due to the timing of CCC's Local Plan consultation events, there has been less duty to co-operate activity in the current AMR period. This may also have been influenced towards the latter end of the period by the pre-election interlude for local elections.

12.8 CCC officers meet monthly with Essex County Council and Highways England to discuss implications of CCC's emerging spatial strategy and links between this and ECC/HE future transport strategy.

12.9 A meeting was held on strategic Local Plan matters with Braintree District Council in March 2016, focusing on education issues.

Table 27 - Duty to Co-operate Consultations CCC have responded to

Authority	Action
Braintree District Council Colchester Borough Council Tendring District Council	Consulted on a joint Part 1 Strategic Plan and individual Part 2 Issues and Options Plans. CCC submitted comments on the joint Part 1 and on individual Part 2 Plans in August 2016.
Thurrock (lead partner), Basildon, Castle Point, Rochford and Southend-on-Sea Councils	Invited CCC to contribute to the South Essex Economic Development Needs Assessment, at a workshop event in July 2016.
Basildon District Council	Consulted on New and Alternative Sites to its Local Plan in December 2016, and its revised Draft Local Plan in March 2016. CCC submitted comments to both consultations.
Epping Forest District Council	Consulted on their Draft Local Plan in December 2016, CCC submitted comments
Thurrock District Council	Consulted on their Draft Local Plan in April 2016, CCC submitted comments

I2 Duty to Co-operate

Authority	Action
Essex County Council	Consulted on a Cycle Action Plan in February 2017, CCC submitted comments.

Table 28 - Collaborative Work Undertaken

Topic	Co-operated with	Current Position
EPOA Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA)	All Essex local planning authorities	A 2014 report was updated in 2016. This was in the form of separate assessments for each Essex authority using a standard methodology.
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	An initial 2015 report was updated in November 2016.
Infrastructure Delivery Plan (IDP)	Colchester Borough Council, Braintree District Council, Tendring District Council	Work is ongoing to prepare separate IDPs for each authority using a standard methodology and approach.

Community Infrastructure Levy (CIL) 13

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 2016 to 31 March 2017.

Table 29 Community Infrastructure Levy (CIL) Monitoring Report 2016/17

	Amount received (a)	Retained from previous years (b)	Expenditure (c)	Retained at end of 2016/17 (a+b-c)
Main CIL fund (table 30)	£2,610,429.85	£514,857.98	-	3,125,287.83
Areas with no Parish Council	£243,802.76	£43,811.05	-	287,613.81

13 Community Infrastructure Levy (CIL)

	Amount received (a)	Retained from previous years (b)	Expenditure (c)	Retained at end of 2016/17 (a+b-c)
Parish Councils	£164,877.94	£41,599.57	£91,669.41 (table 31)	£114,808.10
Administration	£158,900.55	-	£158,900.55	-
TOTAL	£3,178,011.10	£600,268.60	£250,569.96	£3,527,709.74

Table 30 Main CIL Fund 2016/17

Receipts	
Cash	2,610,429.85
Land	-
TOTAL	2,610,429.85
Expenditure	
Infrastructure	-
Applied to repay money borrowed	-
TOTAL	-

Table 31 Expenditure - Local Council 2016/17

Parish Council	Amount Transferred (£)
Boreham	17,740.22
Broomfield	3,900.00
Chignal	16,673.19
Danbury	549.17
Galleywood	1,831.11
Great Baddow	13,010.00
Great Waltham	7,551.92
Great/Little Leighs	2,160.96
Little Baddow	450.00
Little Waltham	1,350.00

Community Infrastructure Levy (CIL) 13

Parish Council	Amount Transferred (£)
Margaretting	714.22
Rettendon	1,599.38
Runwell	2,765.42
Sandon	733.95
South Hanningfield	633.75
South Woodham Ferrers	1,248.05
Stock	16,189.31
West Hanningfield	590.27
Writtle	1,978.49
TOTAL	91,669.41

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:

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

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

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

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

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

Environmental Protection and Enhancement

Provides the environmental basis for all development – valuing natural and historic assets and ensuring change is sustainable and enhancing. This group Annual Monitoring Report Covering the Period 01.04.2012 to 31.03.2013 Page 59 of objectives is linked to a range of development policies ensuring individual development acknowledges global impact.

The Strategic Objectives under this theme are:

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

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:

ECP1: Maintain the City's economic competitiveness in a region of major growth and change by responding positively to economic change.

ECP2: Reinforce Chelmsford town's leading sub-regional economic role by attracting new commercial investment and reinforcing the town's attractiveness and competitiveness by enhancing civic and cultural activity.

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

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

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



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