

# Chelmsford Local Plan

## Authority Monitoring Report

Covering the period  
1 April 2014 - 31 March 2015

Published January 2016





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## Part I Introduction

- Background to and purpose of AMRs

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

**1.2** The introduction of the Localism Act 2011 and Town and Country Planning (Local Planning) (England) Regulations 2012 removed the requirement for local authorities to send an Annual Monitoring Report to the Secretary of State. However, the Act retains the overall duty to monitor the implementation of the Local Development Scheme and the extent to which the policies set out in Local Plans are being achieved.

**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 tenth AMR. It covers the period from 1st April 2014 to 31st March 2015. For the first time, this AMR also contains a section on receipts and expenditure of the Community Infrastructure Levy (CIL). This is a requirement of the CIL regulations (2010) as amended.

**1.5** Copies of the previous AMR's covering the period from 1st April 2004 to 31st March 2014 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 adopts its key Development Plan Documents. This AMR concentrates on meeting the Government's requirements by tracking the progress of plan preparation and monitoring key indicators. In practice, this means the AMR:

- reviews progress in meeting the milestones in the Local Development Scheme (LDS) July 2015. The AMR notes if any adjustments to the LDS are needed.
- presents an analysis in terms of the Core Output Indicators that are set by the Government. In particular, the AMR presents an update of the Housing Trajectory that monitors housing delivery by showing past performance and projected future performance compared with key policy targets;
- summarises other proposed monitoring actions.

## 2 The Monitoring Framework

### Part 2 The Monitoring Framework

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

**2.1** The main principles underlying the Monitoring Framework are to make use of existing information, to retain consistency with national monitoring, to take a forward looking approach and to set clear objectives, policies, targets and indicators, as an integral part of DPD production.

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

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

## Implementing the Local Development Scheme 3

**Part 3 Implementing the Local Development Scheme**

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

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

**3.1** The AMR reviews actual plan progress compared with the targets and milestones for DPD preparation set out in the approved Local Development Scheme (LDS). It assesses where the City Council:

- has met the LDS targets and milestones, is on target to meet them, is falling behind schedule, or will not meet them;
- is falling behind schedule or has failed to meet a target or milestone and the reasons for this; and
- need to update the Local Development Scheme particularly in light of the above. Where it is necessary to update the Local Development Scheme, the steps and the timetable needed for the revision of that scheme.

**3.2** The position at 31st March 2015 for each Development Plan Document in the LDS is set out in Tables 1 and 2. This indicates that the City Council achieved the milestone set in the LDS during the period 2014/15.

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

**3.4** A fourth review of the Local Development Scheme was adopted in July 2015 and includes the scope and expected timetable for the new Chelmsford Local Plan.

### 3 Implementing the Local Development Scheme

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

Milestones	Target	Achieved at 31.03.15	Notes
<b>Local Development Scheme</b>			
Submission to Government	28 Mar 05		Approved April 2005
First Review (December 2006)	-		Approved Jan 2007
Second Review	-		Approved March 2009
Third Review	-	Approved March 2013	
Fourth Review	-		Approved July 2015
<b>SCI Second Review</b>			
Pre-Draft Consultation	July/Aug 2012	Yes	May /June 2012
Consideration of representations and preparation of final document	Sept 2012	Yes	July/Aug 2012
Draft SCI consultation	Oct/Nov 2012	Yes	
Consideration of representations and preparation of final document	December 2012	Yes	
Approval of final document by the Council's Development Policy Committee	January 2013	Yes	
Adoption and Publication (EiP not needed)	January 2013	Yes	
<b>SCI Third Review</b>			
Preparation of SCI Draft Review Document	June-Aug 2015		SCI to be consulted in tandem with new Local Plan Issues and Options.
Consideration of Draft Review Document by Development Policy Committee	September 2015		



## Implementing the Local Development Scheme 3

Milestones	Target	Achieved at 31.03.15	Notes
Public and Stakeholder consultation on SCI Draft Review Document	November 2015-January 2016		
Consideration of representations and preparation of final document	February-March 2016		
Consultation feedback and Adoption of Final SCI Review	Spring 2016		
<b>Focused Review - Core Strategy and Development Control Policies DPD</b>			
Evidence gathering and public participation – Scoping Consultation (Regulation 18)	July/Aug 2012	Yes	Achieved
Consideration of representations and prepare Draft Submission Document	Aug/Oct 2012	Yes	Achieved
Approval of Draft Submission Document by the Council's Development Policy Committee	November 2012	Yes	8/11/2012
Draft Submission Document Consultation (Regulation 19)	Nov 2012/Jan 2013	Yes	Achieved
Consideration of representations and amendments to document (if required)	Feb/March 2013	Yes	Achieved
Approval of Submission Document by the Council's Development Policy Committee	March 2013	Yes	7/6/2013
Submission of Focused Review Document to Secretary of State (Regulation 22)	April 2013	Yes	Achieved
Independent Examination	June 2013	July 2013	Achieved
Receive and publish Inspector's Report	September 2013	December 2013	Achieved
Adoption	December 2013	Yes	4/12/2013
<b>Community Infrastructure Levy (CIL)</b>			
Evidence gathering, finalisation of Infrastructure Delivery Plan, viability testing, stakeholder engagement.	Oct 2011/Feb 2012	Yes	
Approval of Preliminary Draft Charging Schedule by the Council's Development Policy Committee	March 2012	Yes	01/03/2012

### 3 Implementing the Local Development Scheme

Milestones	Target	Achieved at 31.03.15	Notes
Preliminary Draft Charging Schedule Consultation (Regulation 15)	March/April 2012	Yes	March 2012
Consideration of representations	May/July 2012	Yes	
Further viability testing, engagement with stakeholders	Aug/Nov 2012	Yes	Sept 2012/Jan 2013
Preparation of Draft Charging Schedule	Dec 2012/Feb 2013	Yes	
Approval of Draft Charging Schedule by the Council's Development Policy Committee	March 2013	Yes	07/03/2013
Draft Charging Schedule Consultation (Regulation 16)	March/May 2013	Yes	Complete March/May 2013
Assessment of representations and amendments to Charging Schedule (if required)	May/June 2013	Yes	Complete May/June 2013
Approval for submission of Charging Schedule by the Council's Development Policy Committee	June 2013	Yes	06/06/2013
Submit for Examination (Regulation 19)	June 2013	Yes	Submitted 28/06/2013
Examination	September 2013	Yes	Complete 01/10/2013
Publication of Examiner's recommendations	November 2013	Yes	Published 06/12/2013
Modify Charging Schedule	December 2013	-	Not required
Approve and bring into force Charging Schedule	April 2014	Yes	2nd June 2014

## Implementing the Local Development Scheme 3

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

Milestones	Target	Achieved at 31.03.15	Notes
Sustainable Design and Construction (Previously "Sustainable Development")			
Prepare draft document	Aug 2012/March 2013	Yes	
Draft SPD Consultation (Regulation 12)	March/May 2013	Yes	
Consideration of representations and preparation of final document	May 2013	Yes	Achieved
Approval of final document by the Council's Development Policy Committee	June 2013	Yes	Achieved
Adoption	June 2013	Yes	Achieved
Section 106 Planning Obligations (Previously "Planning Contributions")			
Prepare draft document	April/June 2013	Yes	Achieved
Draft SPD Consultation (Regulation 12)	June/July 2013	Yes	Achieved
Consideration of representations and preparation of final document	August 2013	Yes	Achieved
Approval of final document by the Council's Development Policy Committee	September 2013	Yes	Achieved
Adoption	September 2013	Yes	2nd June 2014

**Current Position**

**3.5** As of March 2015 all Chelmsford City DPD's and SPD's have been completed and adopted.

**Future Work**

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

### 3 Implementing the Local Development Scheme

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

Name	Key Stages/Dates	Progress at 30.09.2015
Gypsy and Traveller Accommodation Assessment (GTAA)	Published by EPOA July 2014. Considered at Development Policy Committee (DPC) October 2014.	Final Report Published.
Chelmsford Retail Capacity Study	Additional survey work commissioned	Final Study scheduled for consideration at DPC in Summer 2015.
Employment Land Review (ELR)	Draft agreed for consultation by DPC October 2014. Consultation to run October - November 2014.	Final Report published.
Revised Strategic Housing Market Assessment (SHMA)	Draft findings across Housing Market Area reported to stakeholder event 28 September 2015. Final report expected January 2016. Final Report and Executive Summary to be reported to DPC 3 March 2016.	Draft findings reported.
EPOA Greater Essex Demographic Forecasts	Stage 6 Report published September 2014. Stage 7 Report due quarter 1 2015.	Stage 7 Report published.
Objectively Assessed Need (OAN) Assessment	Agreed at October 2014 DPC to commission consultant.	Final Report Published.
Strategic Land Availability Assessment (SLAA)	Desktop Study of existing sites carried out and considered at DPC June 2014. Call for sites to commence November 2014. Submissions assessed early 2015. Viability Assessment to be carried out Summer 2015. SLAA Final Report Summer 2015.	Desktop study completed. Call for Sites completed. Full assessment complete and being continuously updated.
Open Space Assessment	Consultants commissioned and work commenced on data collection September 2014. First draft report expected Spring 2016.	Assessment underway.
Local Wildlife Sites Review	Consultants commissioned and work commenced in early 2015. Site visits underway.	Final Review scheduled for in early 2016.
Chelmsford Economic Strategy	Presentation of Final Draft to DPC/Cabinet Summer 2016.	Draft commenced.
Duty to Co-operate Strategy	Consultation on Draft Strategy November 2014-January 2015. 2014. Final Strategy approved by DPC in March 2015	Completed.

## Implementing the Local Development Scheme 3

Name	Key Stages/Dates	Progress at 30.09.2015
Infrastructure Development Plan (IDP)	IDP to be formulated from CIL Infrastructure Business Plan (IBP).	Not yet commenced.
EQIA	Draft being prepared Autumn 2014.	Draft commenced.
Parking Standards	Interim Residential Parking Guidance approved by DPC 5 March 2015 following review of amended ECC standards.	Interim Guidance Published.
Chelmsford City Office Market Review	Report conducted by CBRE	Final Report published September 2015.

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

## 4 Contextual Indicators

### Part 4 Contextual Indicators

#### Contextual Indicator 1 Population

##### Key Contextual Characteristics of the City

##### Contextual Indicator 1 - Population

- The 2011 Census data shows the population for Chelmsford was recorded as 168,310 people.
- The population of Chelmsford City has increased by 14,333 people since 2001.
- The most marked growth in the population of Chelmsford between 2001 and 2011 was the number of over 90 year olds, which increased by 53%.
- There was an increase of 46% in the population of 60-64 year olds, and an increase of 33% in the population of 85-89 year olds between 2001 and 2011.
- The City saw a decrease of 12% in the number of people aged 30-34 years between 2001 and 2011.
- The population of Chelmsford increased at a slower rate (7.0%) than the East of England (8.5%) and England (7.9%) between 2001 and 2011, although it increased at a faster rate than Essex (6.3%).

**Table 4 - Chelmsford City's Population 1981 - 2014**

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

## Contextual Indicators 4

Year	Population
2011	168,310
2012	169,335
2013	170,256
2014	171,633

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 £313,900 in 2014/15.
- The average house price in Chelmsford has risen by almost 25% for the years 2013/14 to 2014/15.
- In 2014/15 all house types have seen an increase in the average price.

Table 5 - Average House Prices in Chelmsford by Building Type

Year	Detached	Semi	Terraced	Flat	All
2000 / 01	£195,213	£113,544	£94,947	£77,759	£120,310
2001 / 02	£203,255	£139,477	£113,026	£95,375	£138,694
2002 / 03	£256,100	£178,208	£153,073	£126,419	£176,824
2003 / 04	£283,269	£186,570	£164,730	£146,281	£188,026
2004 / 05	£287,925	£208,470	£169,402	£145,936	£199,367
2005 / 06	£325,593	£214,223	£177,250	£149,790	£208,809
2006 / 07	£364,757	£229,852	£192,896	£153,186	£228,021
2007 / 08	£419,784	£239,046	£210,000	£146,993	£237,655
2008 / 09	£403,407	£209,884	£171,900	£134,295	£228,984
2009 / 10	£365,987	£241,210	£202,386	£153,885	£235,201
2010 / 11	£372,119	£220,548	£202,233	£134,115	£230,059
2011 / 12	£392,137	£232,338	£191,945	£139,677	£230,449

## 4 Contextual Indicators

Year	Detached	Semi	Terraced	Flat	All
2012 / 13	£404,922	£258,000	£212,446	£127,459	£252,896
2013 / 14	£379,593	£270,670	£220,632	£151,564	£251,962
2014/ 15	£488,390	£302,770	£289,962	£187,233	£313,900

Source: [home.co.uk](http://home.co.uk) 2015

### Contextual Indicator 3 Local Economy

#### Contextual Indicator 3 - Local Economy in 2014

- Chelmsford City has the seventh largest workforce in the East of England (behind Peterborough, Cambridge, Central Bedfordshire, Luton, Norwich and Basildon) and is the second largest amongst the Essex districts.
- The service sector accounts for 72% of all employment in Chelmsford City compared to manufacturing which now accounts for 5.2% of the workforce and construction which accounts for 6% of the workforce.
- The number of jobs within the manufacturing industry has fallen by 500 (10%) since 2009.
- The number of jobs within the service industry has increased by 3,400 (6%) since 2009.
- The number of jobs within the banking, finance and insurance sector has increased by 300 (10%) since 2009.
- The largest employment sectors in Chelmsford City are public administration, education and health (25,900 people employed within this sector), distribution, hotels and restaurants (8,400), and finance, information technology and other business activities (19,200).
- The average gross weekly earnings of a full time worker in the Chelmsford City administrative area workforce has fallen to £479.10, this is compared to an average gross weekly earnings for a Chelmsford City resident of £584.20.
- The economic inactivity rate in the Chelmsford City administrative area is 19%, which is lower than the East of England average of 20%, and lower than the national average of 22.6%.

Source: Nomis official labour market statistics 2014



## Current Economic Conditions

**4.1** Chelmsford's economy has been relatively stable through the economic downturn. It provides the second highest number of jobs within the Essex district at 83,000 (2014). Previously: 85,500 (2013); 84,200 (2012); 84,800 (2011); 83,500 (2010); 84,200 (2009) [Business Register and Employment Survey Sept 2014]. JSA claimant unemployment continued to fall through 2015 (March 2015 at 1.3 % compared to March 2014 at 1.9%).

**4.2** Economic activity, including construction, new business start-ups and commercial take-up improved in 2015 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.

## 5 Housing Delivery

### Part 5 Housing Delivery

#### Core Indicator I Housing Trajectory

##### Core Indicator I - Housing Trajectory

###### Objective

To deliver more sustainable patterns of development.

###### Target

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

##### Commentary

**5.1** This indicator is identified as Core Output Indicators MG1(i) and MG2(i) within Theme I (Managing Growth) of the LDF Monitoring Framework attached at Appendix A.

**5.2** The objective of the Housing Trajectory is to plan, monitor and manage the delivery of new housing in the Chelmsford City area. This assists in monitoring the objective of 'achieving a better balance between housing availability and the demand for housing, improving affordability, in all English regions while protecting valuable countryside around our towns and cities'.

**5.3** The Housing Trajectory therefore provides an update of the Council's delivery of housing and will demonstrate progress towards meeting its approved housing requirement.

##### Housing Trajectory

**5.4** The Housing Trajectory within this Authority Monitoring Report supports the LDF process by comparing past performance on housing supply to future rates of anticipated housing supply within the Chelmsford City area. The information gathered provides the supporting evidence base for the housing allocation strategy within the Chelmsford Core Strategy and Development Control Policies DPD. The Council published a Five-year Housing Land Supply Methodology in August 2015 which sets out how housing land supply is assessed by the Council.

**5.5** The Housing Trajectory will:

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

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

- Past dwelling completion rates from the start of the Plan period;
- Projected completion rates until at least the end of the Plan period based upon evidence of the contribution of the various components of housing supply;
- The total level of new housing contained in site allocations in the LDF and other sites coming forward for development which is expected to be delivered over a period of time. This is expressed as an average annual target.

## **A. Net Additional Dwellings 2001 - 2013**

### **Commentary**

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

**5.8** The OAHN Study was considered by the City Council's Development Policy Committee on 2 September 2015. The Committee resolved that the Study be used to support the preparation of the Council's new Local Plan and the housing requirement of 775 dwellings per year used as the basis of the calculation of the City Council's current five-year land supply with immediate effect. This replaced the previous Interim Housing Target of 800 dwellings per year agreed in October 2014.

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

**5.10** Chelmsford City Council has averaged 552 dwelling completions per annum between 2001 and 2015. During the year 2014/2015 housing completion rates have increased for Chelmsford resulting in the second highest annual completion rate since 2001. Completions have increased year on year since a low in 2009/10. Development activity has increased significantly 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 2014/2015 support these projections.

**5.11** As of April 2015 Chelmsford City Council has approved a number of planning applications on key strategic sites that will provide over 4,500 new homes. A number of key sites have commenced building work in 2014/2015, which 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 2009/09, Chelmsford has retained a buoyant housing market that performs well above the national average where build out rates are estimated to remain similar to 2014/15 then increase further in the following period.

**5.13** During 2014/15 a number of strategic planning permissions have been granted including detailed proposals for phases of development within the strategic allocations in North East Chelmsford.

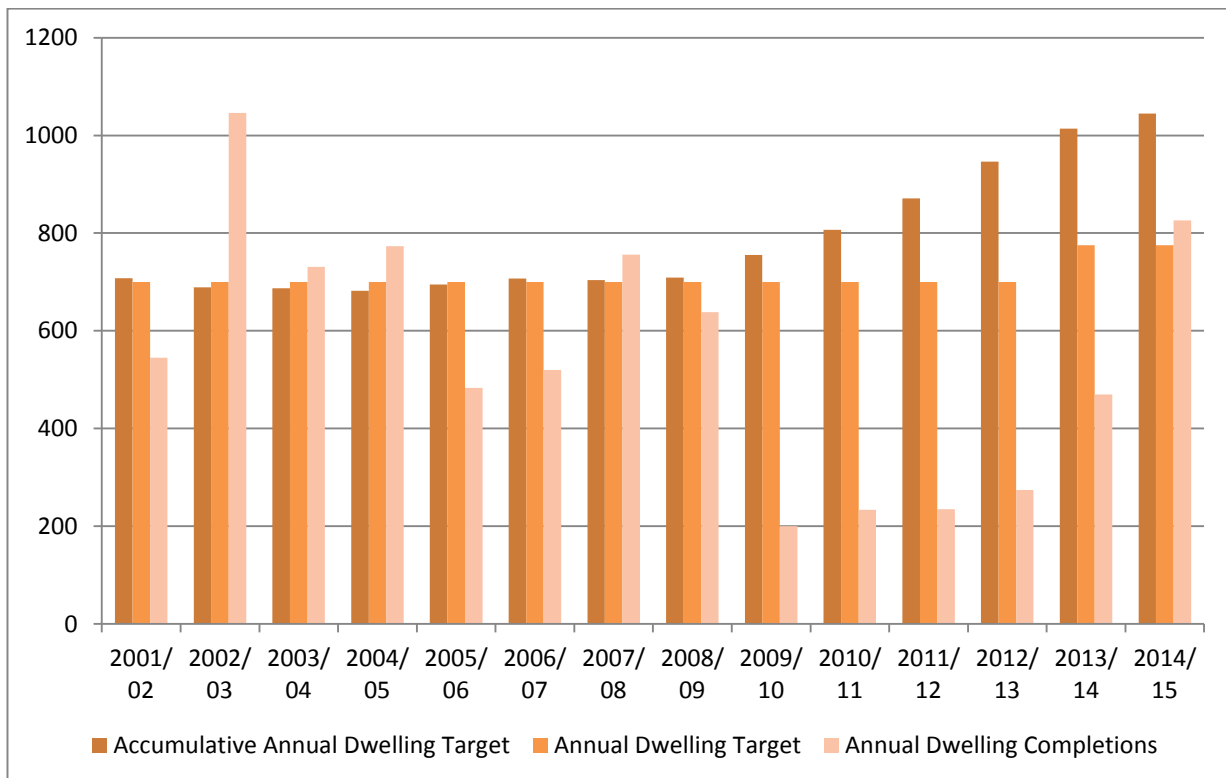
## 5 Housing Delivery

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

Year	Accumulative Annual Dwelling Target	Annual Dwelling Target	Annual Dwelling Completions
2001 / 02	708	700	545
2002 / 03	689	700	1046
2003 / 04	687	700	731
2004 / 05	682	700	773
2005 / 06	695	700	483
2006 / 07	707	700	520
2007 / 08	704	700	756
2008 / 09	709	700	638
2009 / 10	755	700	200
2010 / 11	807	700	234
2011 / 12	871	700	235
2012 / 13	946	700	274
2013 / 14	1,014	775	470
2014 / 15	1,045	775	826

Source: Chelmsford City Council Housing Trajectory September 2015

**Figure 1 - Accumulative Annual Dwelling Completion Target 2001-15**

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

### Commentary

**5.15** The annual dwelling requirement between 2014 and 2021 exceeds the Objectively Assessed Housing Need target of 775 dwellings per annum, and is presently at 1,178 dwelling per annum. It is expected that the current shortfall in completions will be rectified during the remainder of the Plan period as a number of larger schemes have already commenced and others move towards completion. In accordance with the NPPF, the Council will need to plan strategically over at least 15 years and believes that the most effective and appropriate means to address any shortfall in future housing provision is through a full Review of the Council's Spatial Strategy, which has commenced. In this way, future spatial options for all new development can be assessed and consulted upon in a strategic manner and can be underpinned by a consistent, robust and up-to-date evidence base.

## 5 Housing Delivery

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

<b>Dwelling Requirement 2001 – 2021</b>	<b>14,800</b>
Total Completions 2001/02 – 2014/15	<b>7,731</b>
Average Annual Completion Rate 2001/02 – 2014/15	<b>552</b>
Housing Requirement 2015/16 – 2020/21	<b>7,069</b>
Required Annual Completion Rate 2015/16 – 2020/21	<b>1,178</b>

Source: Chelmsford City Council Housing Trajectory, September 2015

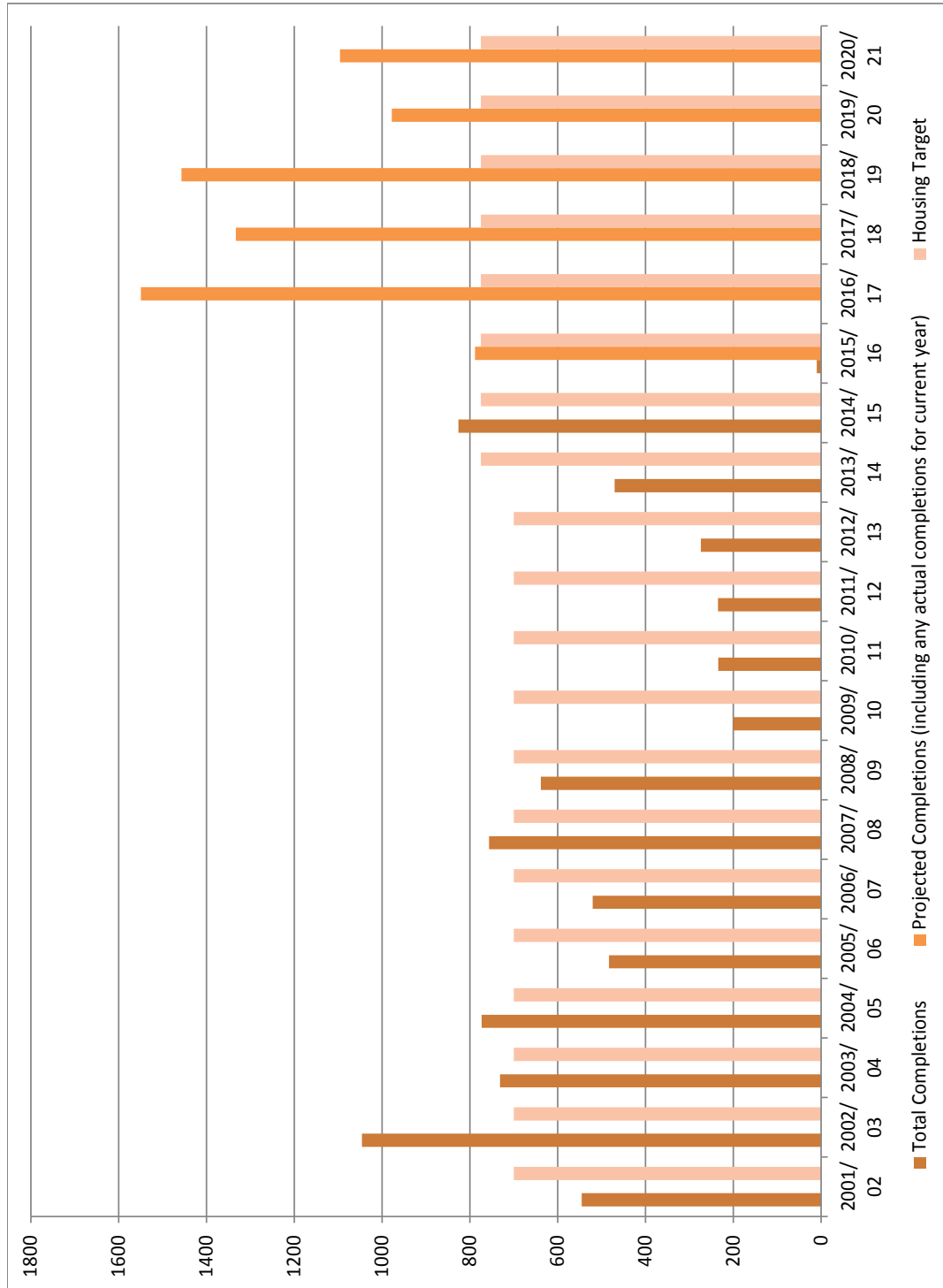
### C. Projected Net Additional Dwellings 2015 - 2021

#### Commentary

**5.16** The projected net additional dwellings are based upon the projected building rates of large sites of 10 dwellings or more, and trend analysis of small sites of 9 dwellings or less. The sites include those with planning permission, without planning permission but on-going pre-application discussions or allocated sites, urban capacity sites. The Council has made a small allowance for windfalls and has published a methodology for their calculation in April 2015. The period from 2015/16 includes the phasing of the major 'greenfield' allocations as contained within the Chelmsford City Core Strategy and Development Control Policies DPD. The latest Five Year Housing Land Supply Position Statement published in September 2015 demonstrates that the City Council has a 5 year land supply. This includes a 20 percent buffer for persistent under delivery added over the 5 year period 2014/15 to 2018/19 and making up the undersupply of dwellings since 2013/14 which is the base date of the OAHN.

# Housing Delivery 5

Figure 2 - Housing Trajectory 2001-2021 (September 2015)



## 5 Housing Delivery

**Table 8 - Projected Net Dwellings 2013 - 2021 (September 2015)**

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
TCAAP Allocations	250	430	369	460	249	371
NCAAP Allocations	136	501	623	679	442	373
SADPD Allocations	148	155	127	177	147	172
Large Unallocated Sites	113	313	151	13	58	40
Small Unallocated Sites (including windfall allowance made up to 140 dpa 2018/19-2020/21)	131	150	63	128	82	140
Total Projected Completions	788	1549	1333	1457	978	1096
Housing requirement	775	775	775	775	775	775
Annual Average Completion Rate (Rolling Average)	695	908	993	1071	1057	1062

Source: Chelmsford City Council Housing Trajectory, September 2015

### D. Annual Net Additional Dwelling Completions 2001 - 2021

**Table 9 - New Residential Development 2001 - 2021**

New Residential Development 2001-2021	Dwellings
Dwellings Completions (2001-2014)	7,731
Remaining Dwelling Completions (2014-2021)	7,201
Total Provision (2001-2021)	14,932

Source: Chelmsford City Council Housing Trajectory, September 2015



**Action**

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

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

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

## 5 Housing Delivery

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

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

##### Objective

To deliver more sustainable patterns of development.

##### Target

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

#### Commentary

**5.17** This indicator is identified as Core Output Indicator MG3(ii) within Theme 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 10 - Net Dwelling Completions on Previously Developed Land (PDL)**

Year	PDL Target	New Developments on PDL
2001 / 02	60%	50%
2002 / 03	60%	54%
2003 / 04	60%	59%
2004 / 05	60%	60%
2005 / 06	60%	66%
2006 / 07	60%	65%
2007 / 08	60%	80%
2008 / 09	60%	70%
2009 / 10	60%	82%
2010 / 11	60%	78%
2011 / 12	60%	74%
2012 / 13	60%	61%
2013 / 14	60%	68%
2014 / 15	60%	77%

Source: Chelmsford City Council Housing Completions

## Core Indicator 3 New Residential Densities

### Core Indicator 3 - New Residential Densities

#### Objective

To deliver more sustainable patterns of development.

#### Target

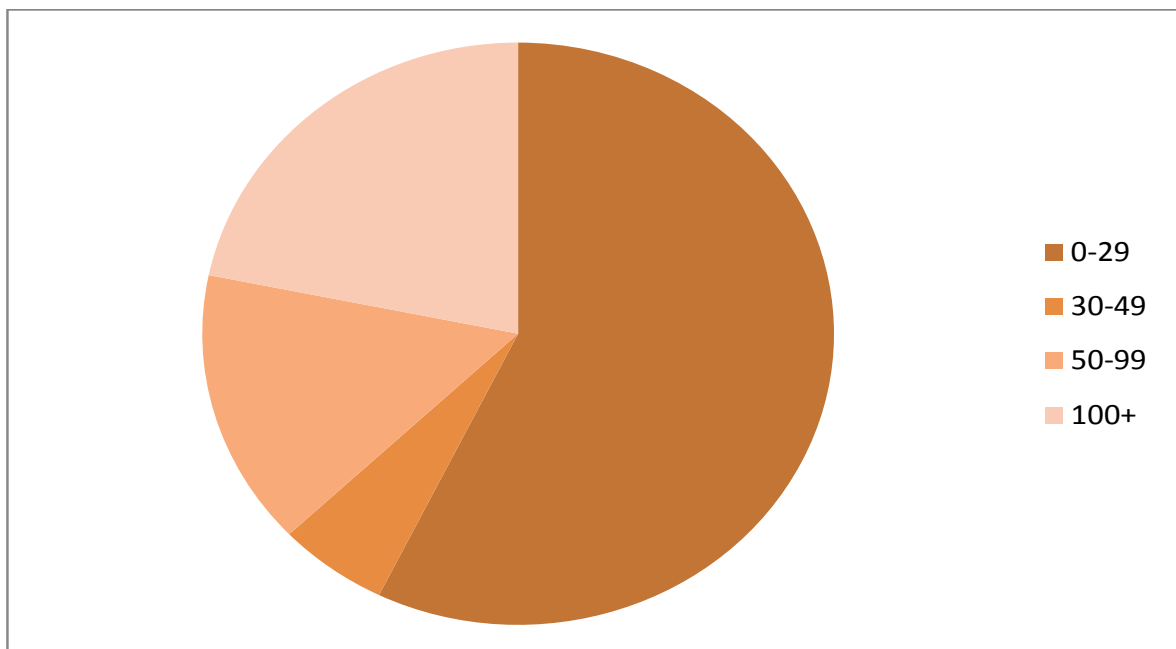
To achieve a minimum of 30 dwellings per hectare in all new residential developments.

### 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 2014/15**



**5.20** In 2014/15 43% 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 22%.

## 5 Housing Delivery

### 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 flattened 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** Chelmsford City Council granted planning permission for 113 new affordable homes between 1st April 2014 and 31st March 2015, compared to 1426 in 2013/14. This equates to 8% of the total net new dwellings approved within that period. Whilst there is a significant fall in the number of affordable homes granted planning permission in the last year, the 2013/14 figure was exceptionally high following planning approval at Greater Beaulieu Park (972 units of affordable housing approved), Runwell Hospital (201 units of affordable housing approved) and Former Marconi Works (128 units of affordable housing created) which led to an unusually high figure.

**5.24** There were 250 affordable dwelling completions between 1st April 2014 and 31st March 2015. This accounts for 30% 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 11 - 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%

## 5 Housing Delivery

Year	Number of Dwellings	%
2009 / 10	60	30%
2010 / 11	54	23%
2011 / 12	23	10%
2012 / 13	27	10%
2013 / 14	62	13%
2014 / 15	250	30%

Source: Chelmsford City Council Housing Completions

**5.25** There has been a significant increase in affordable housing completions in the last year. It should also be noted that if Table 11 did not include none-threshold sites, the figure for affordable housing completions on threshold sites as a percentage of all completions in 2014/15 would be 46%, which is above the annual target of 35%.

**5.26** Table 12 sets out the percentage of affordable housing achieved on all threshold sites approved for the period 2014/15.

**Table 12 - Affordable Housing Threshold Sites 2014/15**

Planning Reference Number	Site Address	Number and % of Affordable Housing Units Approved
I3/00409/FUL	Land East of North Court Road and North of Hospital Approach, Broomfield Chelmsford	62 = 35%
I3/01777/FUL	Womens Institute Centre, Rectory Lane, Chelmsford	8 = 36%
I3/00185/FUL	Essex County Council Transport Department, Chelmsford	5 = 14%
I1/01616/FUL	24 Duke Street, Chelmsford	6 = 11%
		TOTAL = 81

Source: Chelmsford City Council Development Management Records, 2015

**5.27** In addition the following non-threshold sites secured permission for further affordable housing units in the period 2014/15:

**Table 13 - Non-threshold Affordable Housing Permissions 2014/15**

Planning Reference Number	Site Address	Number and % of Affordable Housing Units Approved
14/00646/FUL	10 Mercia Close, Great Baddow Chelmsford	1 = 100%
14/01848/FUL	1 And 2 Crowsfield Cottages, West Hanningfield, Chelmsford	1 = 100%
		<b>TOTAL = 2</b>

Source: Chelmsford City Council Development Management Records, 2015

### Action

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

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

## 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

**5.28** 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.

**5.29** 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.

**5.30** 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.

**5.31** 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.

**5.32** The Council did not grant planning permission for any pitches in 2014/15. No further allocations were made within the Site Allocations DPD, which means that on the basis of the adopted policy there is a shortfall of 9 pitches by 2016.

**5.33** 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

**5.34** 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 14 - Publicly Funded Authorised Pitches in Chelmsford City Council's Administrative Area**

Date	Number of Pitches	Number of Caravans
July 2003	n/a	34
July 2004	22	29
July 2005	21	38
July 2006	22	24
July 2007	22	27
Jan 2008	22	28
Jan 2009	23	28
Jan 2010	22	28
Jan 2011	22	35
Jan 2012	22	27
Jan 2013	22	27
Jan 2014	22	26
Jan 2015	22	30

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

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

Date	Number of Pitches	Number of Caravans
July 2003	n/a	60
July 2004	29	43
July 2005	26	50
July 2006	37	96
July 2007	37	67
Jan 2008	49	70

## 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

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

**Table 16 - Unauthorised Gypsy and Traveller Pitches in Chelmsford City Council's Administrative Area**

Date	Number of Pitches	Number of Caravans
July 2003	n/a	86
July 2004	26	45
July 2005	33	46
July 2006	35	55
July 2007	16	21
Jan 2008	3	11
Jan 2009	5	13
Jan 2010	6	19
Jan 2011	6	18
Jan 2012	7	14
Jan 2013	6	10
Jan 2014	4	6
Jan 2015	3	4

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

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

Date	Number of Pitches	Number of Caravans
July 2003	n/a	0
July 2004	1	11
July 2005	2	3
July 2006	0	0
July 2007	0	0
Jan 2008	0	0
Jan 2009	0	0
Jan 2010	0	0
Jan 2011	3	3
Jan 2012	1	2
Jan 2013	0	0
Jan 2014	0	0
Jan 2015	0	0

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

### Action

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

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

## 6 Business Development

### Part 6 Business Development

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

##### Core Indicator 6 - Amount of Floorspace Permitted for Employment by Type

###### Objective

To achieve more sustainable levels of prosperity and economic growth.

###### Target

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

##### Commentary

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

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

**6.3** This indicator considers the gross permitted employment floorspace by type between April 2014 and March 2015. Employment floorspace is defined by the Use Classes Order (B1a, b, c, B2, and B8) and recorded below in Table 18.

**6.4** Whilst the largest increase in floorspace appears to fall within use class B1a, a number of planning approvals granted in 2014/15 allowed for flexible uses to be implemented. This means that whilst B1a is approved, a number of other use classes (such as A1 retail, A4 restaurants etc.) are also approved which can be implemented as an alternative. Of the 8,347 sq.m. of B1a floorspace permitted (as shown in Table 18), 6,334 sq.m. is for flexible uses which means it cannot be guaranteed that B1a use will be implemented.

**6.5** Table 19 demonstrates the approvals for flexible floorspace within the B Use Class categories.

**Table 18 - Permitted Floorspace sqm**

Use Class	Floorspace
B1a	8,347
B1b	0
B1c	450
B2	4,243

## Business Development 6

Use Class	Floorspace
B8	3,016
Total	16,056

Source: Chelmsford City Council Development Management Records, 2015

**Table 19 - Flexible Floorspace sqm**

Flexible Space	Floorspace
B1, B2 and B8	11,791
B1b, B1c, B2 and B8	Nil
B1c and B8	Nil
B1 and B8	3,966
B1b and B1c	Nil
B1a	Nil
Total Flexible Space	Nil

Source: Chelmsford City Council Development Management Records, 2015

### Action

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

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

## 6 Business Development

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

#### Core Indicator 7 - Amount of Floorspace Permitted for Employment by Type in Employment or Regeneration Areas.

##### Objective

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

##### Target

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

#### Commentary

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

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

**6.8** This indicator identifies changes of floorspace within Employment Policy Areas designated within the Chelmsford City Local Development Framework.

**6.9** Table 20 identifies that 9% of all gross permitted employment floorspace was within designated Employment Policy Areas.

**Table 20 - Percentage of Gross Employment Floorspace Permitted in Employment Policy Areas**

	Total Developed Floorspace (sq.m.)	Percentage of Total Gross Floorspace
Gross Floorspace developed within Employment Areas	2,945	9%
Total Gross Floorspace developed within Chelmsford	31,813	100%

## Business Development 6

Source: Chelmsford City Council Development Management Records, 2015

**6.10** The following table identifies the breakdown of permitted uses within the Employment Policy Areas. B1 floorspace accounts for 40% of the total permitted floorspace, B2 accounts for 13%, B8 accounts for 9% with flexible floorspace between B1, B2 and B8 accounting for the remaining 38% of all permitted floorspace.

**Table 21 - Employment Floorspace Developed by Type in Employment Areas**

Use Class	Floorspace (sq.m.)
B1	1,185
B2	391
B8	269
Flexible Floorspace between B1,B2 and B8	1,100
A1	Nil
Total	2,945

Source: Chelmsford City Council Development Management Records, 2015

### Action

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

A new Employment Land Review was published in early 2015 to ascertain any significant changes which may have occurred as well as assessing the provision of rural and City Centre employment sites, and the future need for such provision.

## 6 Business Development

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

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

##### Objective

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

##### Target

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

#### Commentary

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

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

**6.13** 40% of the permitted employment floorspace in Chelmsford City during 2014/15 was on previously developed land. It should be noted that whilst this figure seems relatively low, over 12,000 square metres of 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, 2015

##### 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.

The global economic downturn means that there has been a slowdown in employment floorspace delivered in recent years.



## 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 31.03.15

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

31,813 sqm gross floorspace of B1a, b, c, B2 and B8 at 31.03.15:

**Table 22 - Gross Floorspace for which Planning Permission has been granted for Use Classes B1a, b, c, B2 and B8**

Use Class	Area (sq m)
B1a	8,347
Other B1 (split unknown)	Nil
B1c	450
B2	4,243
B8	3,016
B1 - B8 (split unknown)	15,757
Total	31,813

Source: Chelmsford City Council Development Management Records, 2015

## 6 Business Development

### Core Indicator 10 Losses of Employment Land

#### Core Indicator 10 - Losses of Employment Land

##### Objective

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

##### Target

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

#### Commentary

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

**6.17** Paragraph 19 of the NPPF states that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Significant weight should be placed on the need to support economic growth through the planning system. The objective of this indicator is to ensure a sustainable supply of employment land and to assess the losses of employment land that have taken place.

**6.18** Between 2014 and 2015 a total of 24,077sqm of allocated employment floorspace was permitted to be lost to non-employment uses. It should be noted that the figure for C classes is considered high as a result of the recently introduced national prior approval procedure which allows office buildings to be converted to residential without the need for planning permission.

**Table 23 - Employment Floorspace permitted to be lost to other uses**

Use Class	Area (sq m)
A Classes	0
C Classes	21,083
D Classes	2,994
Total	24,077

Source: Chelmsford City Council Development Management Records, 2015

**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.

The global economic downturn means that there has been a slowdown in employment floorspace delivered in recent years.

## 6 Business Development

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

#### Core Indicator 11 - Amount of Employment Land Lost to Residential Development

##### Objective

To achieve more sustainable levels of prosperity and economic growth.

##### Target

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

#### Commentary

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

**6.20** Paragraph 19 of the NPPF states that the Government are committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Significant weight should be placed on the need to support economic growth through the planning system. The objective of this indicator is to ensure a sustainable supply of employment land and to assess the losses of employment land that have taken place.

**6.21** Between 1997 and 2014 a total of 1,360 dwellings were allocated on employment land, 908 of which have been constructed as at 31/03/2015. This constitutes a loss of 24.86 hectares of employment land to housing. Between 1st April 2014 and 31st March 2015 4.50ha of employment land was granted permission to be lost to residential development, creating a further 443 new dwellings, as shown in Table 25.

**6.22** It should be noted that a number of approvals in Table 25 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 25).

**Table 24 - Housing Completed on Employment Land (2014-15)**

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.4.14 to 31.03.15	Housing Not Completed at 31.03.15
9 Hall Street, Chelmsford	0.38	Former offices	14	0
86A Broomfield Road	0.01	Former offices	3	0

## Business Development 6

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.4.14 to 31.03.15	Housing Not Completed at 31.03.15
86 Broomfield Road	0.01	Former Offices	4	0
8A Mill Road, Stock	0.04	Former Offices	1	0
1 and 2 Upper Chase	0.01	Mixed use floorspace	2	0
143 New London Road	0.14	Former Offices	1	0
Cater House 49-50 High Street, Chelmsford	0.16	Former Offices	33	0
Broughtons Bloodstock, Leighhams Farm, Bicknacre	0.01	Farm Office	1	0
56 High Street, Great Baddow	0.01	Former Offices	1	0
<b>TOTAL</b>	<b>0.77</b>	<b>N/A</b>	<b>60</b>	<b>0</b>

Source: Chelmsford City Council Development Management Records, 2015

**Table 25 - Employment Land permitted to be lost to Housing**

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.04.2014 to 31.03.2015	Housing Not Completed at 31.03.2015
Essex County Council Transport Department, Coval Lane, Chelmsford	0.53	Disused Transport Depot	nil	35
1 Rectory Lane, Chelmsford	0.04	Disused office	nil	22
Land rear of 30-34 Broomfield Road, Chelmsford	0.02	Disused office	nil	20
* 64-66 Broomfield Road, Chelmsford	0.21	Disused office	nil	37 (commenced)

## 6 Business Development

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.04.2014 to 31.03.2015	Housing Not Completed at 31.03.2015
111 New London Road, Chelmsford	0.36	Disused office	nil	55 (commenced)
* Gemini House 88-90 New London Road, Chelmsford	0.30	Disused office	nil	34 (commenced)
* Rivers House, 127-129 Springfield Road, Chelmsford	0.24	Disused office	nil	49 (commenced)
* Threadneedle House, 9-10 Market Road, Chelmsford	0.09	Disused office	nil	42
* Alexandra Court, 36 Church Street, Great Baddow	0.11	Disused office	nil	12 (commenced)
* Block B Chelmsford Office and Tecnology Park, Great Baddow	0.59	Disused office	nil	65
* Marrable House, The Vineyards, Great Baddow	1.6	Disused office	nil	30
Workshop, Main Road, Woodham Ferrers	0.10	Repair Garage	nil	2
* 7-13 Rainsford Road, Chelmsford	0.06	Disused office	nil	8 (commenced)
*Chelmer House 11-23 Springfield Road, Chelmsford	0.03	Disused office	nil	8
31 Moulsham Street, Chelmsford	0.05	Disused office	nil	4
3 Tindal Square, Chelmsford	0.01	Disused office	nil	5
*101 New London Road	0.09	Disused office	nil	10
*249A Broomfield Road, Chelmsford	0.02	Disused office	nil	1

## Business Development 6

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.04.2014 to 31.03.2015	Housing Not Completed at 31.03.2015
206 Springfield Road, Chelmsford	0.03	Disused office	nil	2
*3 Lockside Marina, Chelmsford	0.01	Disused office	nil	1
* 139-141 Springfield Road, Chelmsford	0.01	Disused office	nil	1
<b>TOTAL</b>	<b>4.50</b>	<b>N/A</b>	<b>0</b>	<b>443</b>

Source: Chelmsford City Council Development Management Records, 2015

### 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 2014/15, all were considered to be compliant with the parking standards.

Source: Chelmsford City Council Development Management Records, 2015

##### **Action**

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

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



## Part 8 Open Space

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

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

##### Objective

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

##### Target

To achieve Green Flag Award standards for the parks and open spaces within the Chelmsford City administrative area.

#### Commentary

**8.1** This indicator is identified as Core Output Indicator EPE3(i) within Theme 2 (Environmental Protection and Enhancement) of the LDF Monitoring Framework attached at Appendix A.

**8.2** Local authorities are required to take a lead in delivering cleaner, safer and greener public spaces. The Green Flag Award is a national standard for parks and open spaces in the UK and is managed by Keep Britain Tidy on behalf of the Government. To achieve a Green Flag Award standard an open space must have a strict management plan or strategy in place that addresses the following issues: the public impression of a space; health, safety and security; cleanliness and maintenance; sustainability; conservation and heritage; community involvement; marketing; and management.

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

**8.4** Chelmsford City Council has eleven 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.

**8.5** Marconi Ponds Nature Reserve and Chelmer Valley LNR have each been awarded a Green Flag Community Award.

**8.6** Chelmsford City Council also has Green Heritage Awards for Oaklands Park, Hylands Estate and Admirals Park, Tower Gardens and West Park. The latter three parks are combined so three Green Heritage Awards overall.

## 8 Open Space

**Table 26 - 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
Total	366.59

Source: Chelmsford City Council Parks and Heritage Services, 2015

### Future Proposals

**8.7** In 2016, a Green Flag submission for Springfield Hall Park will be submitted.

**8.8** Looking ahead to 2017 onwards, Green Flag applications for Springfield Green and Pollards Meadow (as a joint application) and Baddow Hall Park may be considered. Noakes Park and Great Baddow Recreation Ground may also be submitted in conjunction with Great Baddow Parish Council. This would potentially provide individual awards at all major park locations in Chelmsford and South Woodham Ferrers.

#### Action

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

## Flood Protection and Water Quality 9

## Part 9 Flood Protection and Water Quality

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

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

##### Objective

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

##### Target

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

#### Commentary

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

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

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

**Table 27 - 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, 2015

##### 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 (by type)

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

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

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

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

**10.7** The 1992 report identified 1,395 hectares of land as non-SSSI SINC. The 2004 survey has identified 1,654 hectares, an increase of 259 hectares. This increase has been largely due to the enlargement of Hylands Park and the extension of the woodland site surrounding Hanningfield Reservoir SSSI.

**Table 28 - Habitat Survey**

Habitat Survey	Land Use	2004 Area (ha)	1992 Area (ha)
Grassland	Unimproved Neutral	1.8	n/a
	Semi-Improved Neutral	193.1	n/a
	Semi-Improved Acid	3.5	n/a
	Acid Grassland / Heath	2.6	n/a
	Poor Semi-Improved	746.6	n/a
	Improved Grassland	4,132.5	n/a
	Amenity Grassland	729.7	n/a
	Marshy Grassland	8.6	n/a
Woodland	Broadleaf Woodland	1,331.1	1,284.4
	Mixed Woodland	12.5	n/a
	Broadleaf / Coniferous Parkland	181.1	n/a
	Planted Broadleaf Woodland	392.7	n/a
	Planted Mixed Woodland	99.8	n/a
	Planted Coniferous Woodland	40.9	n/a
	Total Woodland	2,058.1	2,041.7
	Scattered / Dense Scrub	165.7	130.7
	Tall Ruderal	98.3	n/a
	Short Perennial	92.7	n/a
	Orchard	82	n/a
	Allotment / Horticulture	47.1	n/a

## 10 Biodiversity

Habitat Survey	Land Use	2004 Area (ha)	1992 Area (ha)
	Lake / Reservoir	551.1	458.8
	Swamp	30.3	n/a
	Quarry	174.1	n/a
	Waste / Bare Ground	67.3	n/a
	Scattered Saltmarsh	17.1	n/a
	Saline Water Body	2	n/a
	Intertidal Mud	66	n/a
	Total	9,272.2	n/a
	Number of Ponds	796	n/a

Source: Essex Ecology Services Ltd. 2004

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

**10.8** There have been no such changes in the period 1st April 2014 to 31st March 2015.

#### Action

The Council will continue to ensure that its ecological assets are protected. A review of local wildlife sites has been undertaken and the results of this are due to be reported towards the end of 2015 / early in 2016.

## Part | | Renewable Energy

### Core Indicator | 6 Renewable Energy Capacity Installed by Type

#### Core Indicator | 6 - Renewable Energy Capacity Installed by Type

##### Objective

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

##### Target

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

#### Commentary

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

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

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

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

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

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

## Renewable Energy

### Action

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

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



## Part 12 Duty to Co-operate

### Objective

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

### Target

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

### Commentary

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

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

**12.3** The NPPF paragraph 156 provides details regarding the expectations of LPA’s to co-operate on strategic issues and highlights those policies that should be considered as strategic priorities. Paragraphs 178-181 go on to list evidence that will be required to prove that a Submission plan has been subject to effective co-operation. The City Council has adopted a Duty to Co-operate strategy to ensure it meets its obligations under the duty.

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

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

**Table 29 - Duty to Co-operate matters**

Local Authority/Organisation and Topic	Time Frame	Current Position
Basildon Borough Council - Local Plan	6/3/14 - Objections raised by CCC	Basildon BC publishing consultation responses from Preferred Options stage in September 2014. No further details on publication of a Proposed Submission Plan currently available.

## 12 Duty to Co-operate

Local Authority/Organisation and Topic	Time Frame	Current Position
		On going Officer level duty to co-operate meetings have continued to take place through 2014/15.
Brentwood Borough Council - Local Plan	February and March 2015 - Comments submitted by CCC	Brentwood BC published a Strategic Growth Options Consultation and a Dunton Garden Suburb Consultation (jointly with Basildon BC) in early 2015.
Castle Point Borough Council – Local Plan	6/3/14 - Objections raised by CCC	Castle Point BC has established a Task and Finish Group to examine representations. No further details on publication of a Proposed Submission Plan currently available.
Essex County Council and Southend-on-Sea Borough Council - Waste Local Plan	July 2015 - Comments made by CCC	ECC and SBC published a Replacement Waste Local Plan: Revised Preferred Approach (RPA) in June 2015. Objections raised by CCC to elements of the RPA. There will be a further round of public consultation on the Pre-Submission Plan before it is submitted to the Planning Inspectorate for an Examination in 2016.
London (Greater London Authority) – Further Alterations to the London Plan (FALP)	FALP published March 2015	FALP formally published by the Mayor of London on 10 March 2015. From this date the FALP became operative as formal alterations to the London Plan. CCC made comments on the FALP during its preparation.
Maldon District Council - Local Plan and Community Infrastructure Levy Preliminary Draft Charging Schedule	January/February 2015 – CCC participation at Local Plan Examination into Housing Matters	Hearing Statements submitted to Inspector in January 2015. Attendance at Examination Hearing Sessions in January-February 2015. Concerns raised by CCC to predicted traffic impacts arising from the Local Plan. The Secretary of State has called in the Local Plan.  CIL submitted for Examination in September 2014. No dates have been set for Hearing Sessions. CCC submitted comments on the Preliminary Draft Charging Schedule in March 2014.
Department for Transport – Lower Thames Crossing Options Consultation	4/7/13	The Government has published its response to the consultation in July 2014. The Government are delaying the decision on the route of the Lower Thames Crossing to allow further

## Duty to Co-operate 12

Local Authority/Organisation and Topic	Time Frame	Current Position
		technical work. Public consultation to take place following announcement of preferred route scheduled in late 2015.
National Air Traffic Services (NATS) – London Airspace Consultation	16/1/14 - Comments made by CCC	This consultation focused on Gatwick and London City Airports airspace. NATS are in the process of producing 'feedback' documents. A localised follow-on noise consultation has been launched for Gatwick Airport. A decision is awaited on the main consultation. A further localised consultation has been recently published on changes to departure patterns from Stansted Airport which affect the northernmost areas of the City Council's area. The closing date was 8 September 2014 and Officers made comments to the consultation. No decisions have yet been finalised.
Uttlesford District Council	January 2015 – CCC comments made to Uttlesford District Council's Gypsy and Traveller Issues and Options Consultation	Uttlesford Local Plan Examination halted by Inspector in December 2014. UDC formally withdrew the Local Plan on 21 January 2015. UDC intends to prepare a new Local Plan to include Gypsy and Traveller provision.

**Table 30 - Collaborative Work Undertaken**

Topic	Co-operated with	Time frame
EPOA Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA)	All Essex local planning authorities	Completed July 2014. Further work expected to reflect changes to the Planning Policy for Travellers Sites to commence 2016.
Heart of Essex	Maldon District Council, Brentwood Council, ECC	May 2012 – ongoing
Essex Planning Officers Association	All Essex local planning authorities, ECC, other invited public bodies	Standing item for quarterly meetings

## 13 Community Infrastructure Levy (CIL)

### Part 13 Community Infrastructure Levy (CIL)

#### Objective

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

#### Target

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

#### Commentary

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

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

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

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

**13.5** The amended CIL Regulations require a 'meaningful proportion' of CIL receipts to be passed to the local town or parish council for the area where the development takes place. The meaningful proportion to be passed to the local council is set at 15% of the relevant CIL receipts with a maximum cap of £100 per council tax dwelling in the parish during the financial year. Where a Neighbourhood Development Plan is in place the 'meaningful proportion' will rise to 25% with no maximum cap specified. There are no areas in Chelmsford at present with a 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 short report on the levy on their website by 31<sup>st</sup> December each year, for the previous financial year. This report covers the period from 1 June 2014 (the date CIL came into effect in Chelmsford) to 31 March 2015.

**Table 31 CIL Receipts**

CIL Receipts 2014/15	Amount (£)
Cash	39,034.38
Land	0.00
<b>TOTAL</b>	<b>39,034.38</b>

## Community Infrastructure Levy (CIL) 13

**Table 32 CIL Expenditure**

CIL Expenditure 2014/15	Amount (£)
Expenditure on infrastructure	0.00
Amount of CIL applied to repay money borrowed	0.00
Amount of CIL applied to administrative expenditure (5% of CIL Receipts)	1,951.72
Amount of CIL passed to Town/Parish Councils (broken down as below)	2,595.19
Great Baddow	1,795.50
Rettendon	799.69
TOTAL	4,546.91

## 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 EPE1

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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