

ANNUAL MONITORING REPORT

CHELMSFORD BOROUGH LOCAL DEVELOPMENT FRAMEWORK 2001 - 2021

Covering the period 1st April 2007 - 31st March 2008



Local Development Document

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1.0 Introduction

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

- I.1 Monitoring and review are key aspects of the Government's "plan, monitor and manage" approach to the planning system. One of the tests for soundness of development plan documents is that there are clear mechanisms for implementation and monitoring. As part of this monitoring effort, the Borough Council is required to prepare Annual Monitoring Reports (AMRs) under the new development plan system, in accordance with the Planning and Compulsory Purchase Act 2004.
- I.2 Each year the Council publishes an AMR. This is one of the documents included in the Council's Local Development Framework and will be made publicly available. The key functions of AMRs will be to monitor the production of the Council's development plan documents, to report on the performance of the policies they contain and to indicate actions proposed.
- I.3 This is the Council's fourth AMR. It covers the period from 1st April 2007 to 31st March 2008, and must be submitted to the Secretary of State by the end of December 2008. Copies of the first three AMR's covering the period from 1st April 2004 to 31st March 2007 are available from the Borough Council's Planning Policy Team and also on our website.
- I.4 The AMR is becoming increasingly important as the Council begins to adopt its key Development Plan Documents. This AMR concentrates on meeting the Government's requirements by tracking the progress of plan preparation and monitoring key indicators. In practice, this means the AMR:
- reviews progress in meeting the milestones in the Local Development Scheme (LDS) First Review (January 2007). The AMR notes if any adjustments to the LDS are needed.
 - presents an analysis in terms of the Core Output Indicators that are set by the Government. In particular, the AMR presents an update of the Housing Trajectory that monitors housing delivery by showing past performance and projected future performance compared with key policy targets;
 - summarises any actions that are proposed, for instance to revise the LDS.

2.0 The Monitoring Framework

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

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

3.0 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 Borough Council:
- has met the LDS targets and milestones, is on target to meet them, is falling behind schedule, or will not meet them;
 - is falling behind schedule or has failed to meet a target or milestone and the reasons for this; and
 - the need to update the Local Development Scheme particularly in light of the above. Where it is necessary to update the Local Development Scheme, the steps and the timetable needed for the revision of that scheme.
- 3.2 The position at 31st March 2008 for each Development Plan Document is set out in Tables 1a and 1b. This indicates that the Borough Council completed plan stages during 2007/2008 in general accordance with the LDS (An earlier delay to production occurred during Summer 2006, arising from the need to review the content of all documents in the light of DPD Examinations elsewhere in the country. This necessitated undertaking a review of the LDS during Autumn 2006). In addition, the LDS had anticipated that the Core Strategy and Development Control Policies DPD and Chelmsford Town Centre Area Action Plan programmes would run concurrently from the pre-examination meeting up to adoption. However, the Chelmsford Town Centre Area Action Plan examination was subsequently programmed to take place in April 2008. This resulted in consequential delays to the North Chelmsford Area Action Plan and Site Allocations Document DPD's.
- 3.3 The Borough Council is now well advanced in its LDF production. The Core Strategy and Development Control Policies DPD was adopted in February 2008 and was amongst the first in the country. The Council's approach to LDF production has received considerable praise nationally and the Council's documents are often cited as good practice. This year

the Council hopes to adopt the Chelmsford Town Centre Area Action Plan and continue to work towards adopted Site Allocations and North Chelmsford Area Action Plan DPD's. The Council will also embark on a review of both the Statement of Community Involvement and the Core Strategy and Development Control Policies DPD during 2008/09.

- 3.4 A second review of the local development scheme has now commenced in order to establish agreed and achievable milestones for the period 2009-2011, which will include the revised programmes for the North Chelmsford Area Action Plan Site Allocations Document DPD's.

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

Milestones	Target	Achieved at 31.03.08	Notes
LDS			
Submission to Government	28 Mar 05		Approved April 2005
First Review (December 2006)	-		Approved Jan 2007
Second Review	-		Commenced Dec 2008
SCI			
Pre-production/Survey and Stakeholder Consultation	Apr-Dec 2004	Yes	
Prepare draft SCI Document	Jan-05	Yes	
Participation on Preferred Options Document (Reg 26)	Mar/Apr 2005	Yes	
Consider Representations	May-05	Yes	
Submit Draft SCI to Secretary of State	Jun-05	Yes	
Consultation on Submission Document (Reg 29)	June/July 2005	EiP not needed	
Pre-examination Meeting	Sep-05	EiP not needed	
Start Independent Examination	Oct-05	EiP not needed	
Adoption and Publication	Jan-06	Yes	
Core Strategy DPD			
Pre-production/Survey	Oct 2003 to Dec 2004	Yes	
Prepare Draft Issues Document	Feb-05	Yes	
Start Consultation on Issues Document (Reg 25)	Mar-05	Yes	
Prepare Preferred Options Document	Sep-05	Yes	
Participation on Preferred Options Document (Reg 26)	Jan/Feb 2006	Yes	Ahead – Nov/Dec 05
Consider Representations	Mar/Apr 2006	Yes	
Submission of DPD to Secretary of State	June 2006	Yes (Nov 2006)	

Milestones	Target	Achieved at 31.03.08	Notes
Formal Consultation on Submission Document (Reg 29)	June/July 2006	Yes (Nov 2006)	
Pre-examination Meeting	April 2007	Yes (June 2007)	
Independent Examination commences	June 2007	Yes (Sep 2007)	
Receipt of Inspector's binding Report	Nov 2007	Yes (Feb 2008)	
Adoption and Publication	Dec 2007	Yes (Feb 2008)	
Chelmsford Town Centre AAP			
Pre-production/survey	June 04-Feb 05	Yes	
Prepare Draft Issues Document	Mar-05	Yes	
Start Consultation on Issues Document (Reg 25)	Mar-05	Yes	
Prepare Preferred Options Document	Jun-05	Yes	
Participation on Preferred Options Document (Reg 26)	Sept/Oct 2005	Yes	Ahead - Nov/Dec 05
Consider Representations	Mar/Apr 2006	Yes	
Submission of DPD to Secretary of State	June 2006	Yes (Nov 2006)	
Formal Consultation on Submission Document (Reg 29)	June/July 2006	Yes (Nov 2006)	
Pre-examination Meeting	April 2007	Yes (Jun 2007)	
Independent Examination commences	June 2007	No	See Update Note
Receipt of Inspector's binding Report	Nov 2007	No	See Update Note
Adoption and Publication	Dec 2007	No	See Update Note

Update Note

The Examination and subsequent Adoption of this plan has occurred during 2008/2009.

North Chelmsford Area Action Plan			
Pre-production/survey	July-Dec 2005	Yes	
Prepare Draft Issues Document	Jan 2007	Yes	
Start Consultation on Issues Document (Reg 25)	May/June 2007	No	Aug - Oct 2007
Prepare Preferred Options Document	Sept 2007	No	See Update Note
Participation on Preferred Options Document (Reg 26)	Jan/Feb 2008	No	Now Estimated December 2008/Feb 2009 (See para. 3.2)
Consider Representations	Mar/Apr 2008	No	See Update Note

Milestones	Target	Achieved at 31.03.08	Notes
Submission of DPD to Secretary of State	Oct 2008	No	
Formal Consultation on Submission Document (Reg 29)	Oct/Nov 2008	No	
Consultation on Submitted Site Representations (Reg 33)	Jan/Feb 2009	No	
Pre-examination Meeting	Apr 2009	No	
Independent Examination commences	June 2009	No	
Receipt of Inspector's binding Report	Nov 2009	No	
Adoption and Publication	Dec 2009	No	

Update Note

Publication of the Preferred Options and Submission stage documents of this plan will occur during 2008/09 and 2009/10 respectively.

Site Allocations DPD			
Pre-production/survey	July-Dec 2005	Yes	
Prepare Draft Issues Document	Jan 2007	Yes	
Start Consultation on Issues Document (Reg 25)	May/June 2007	No	Achieved Aug/Oct 2007
Prepare Preferred Options Document	Sept 2007	No	
Participation on Preferred Options Document (Reg 26)	Jan/Feb 2008	No	Now anticipated Mar/Apr 2009 See para. 3.2
Consider Representations	Mar/Apr 2008	No	See Update Note
Submission of DPD to Secretary of State	Oct 2008	No	
Formal Consultation on Submission Document (Reg 29)	Oct/Nov 2008	No	
Consultation on Submitted Site Representations (Reg 33)	Jan/Feb 2009	No	
Pre-examination Meeting	Apr 2009	No	
Independent Examination commences	June 2009	No	
Receipt of Inspector's binding Report	Nov 2009	No	
Adoption and Publication	Dec 2009	No	

Update Note

Publication of the Preferred Option and Submission stage documents of this plan will occur during 2008/09 respectively.

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

Milestones	Target	Achieved at 31.03.08	Notes
Sustainable Development (Previously "Sustainable Design and Construction")			
Commencement	March 2004	Yes	
Prepare Draft SPD	March 2006	Yes	
Public Participation on Draft SPD	Nov/Dec 2006	Yes	
Adoption	December 2007	No	Achieved June 2008
Affordable Housing			
Commencement	October 2004	Yes	
Prepare Draft SPD	March 2006	Yes	
Public Participation on Draft SPD	Nov/Dec 2006	Yes	
Adoption	December 2007	No	Achieved June 2008
Making Places - Urban Site Guidance (Previously "Urban Site Guidance")			
Commencement	July 2005	Yes	
Prepare Draft SPD	July 2006	Yes	
Public Participation on Draft SPD	Nov/Dec 2006	Yes	
Adoption	Dec 2007	No	Achieved June 2008
Planning Contributions (Previously "Planning Obligations")			
Commencement	Jan 2006	Yes	
Prepare Draft SPD	Nov 2006	Yes	
Public Participation on Draft SPD	June/July 2007	Yes	Achieved July/Sept 07 Further consultation required and undertaken August/October 2008
Adoption	Dec 2007	No	
Chelmsford Borough Landscape Character Assessment			
Commencement	July 2005	Yes	
Prepare Draft SPD	May 2007	No	
Public Participation on Draft SPD	Sept/Oct 2007	No	
Adoption	Feb 2008	No	
A Plan For South Woodham Ferrers (Previously "South Woodham Ferrers Urban Framework")			
Commencement	March 2004	Yes	
Prepare Draft SPD	December 2006	Yes	
Public Participation on Draft SPD	June/July 2007	Achieved July/Sep 07	
Adoption	December 2007	No	Achieved June 2008

Urban Green Space Strategy		
Commencement	Jan 2007	Yes
Prepare Draft SPD	May 2007	No
Public Participation on Draft SPD	Sep/Oct 2007	No
Adoption	Feb 2008	No
Village Design Statements (all commenced at 3/03/07)		
Galleywood		Yes
South Hanningfield		Yes
Little Baddow		Yes
Boreham		Yes
Margaretting		Yes
Danbury		No
Great and Little Leighs		No
West Hanningfield		Yes
Chignals		No
Good Easter	No	Adopted June 2008
Great Baddow	No	
North End	Yes	
Rettendon	No	
Broomfield	No	
Sandon	No	
Stock	No	

4.0 Contextual Indicators

Key Contextual Characteristics of the Borough

Contextual Indicator 1 – Population

- The 2007 mid-year population estimate for Chelmsford Borough was 164,531 people.
- The population of Chelmsford Borough has increased by 7,231 people since 2001.
- The population of Chelmsford increased by 17% between 1981-2008 with a growth of 7% between 1991-2008.
- There was net out-migration from Chelmsford Borough to Braintree, Colchester, Maldon and Rochford between 1991 and 2001.
- There was net in-migration into Chelmsford Borough from London, Brentwood, Basildon, Epping Forest and Thurrock between 1991 and 2001.
- The percentage of people below the age of 45 has decreased from 67.1% in 1981 to 59% in 2007.

Table 2 Chelmsford Borough's Population 1981 - 2007

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

Source: ONS Mid-Year Population Estimates

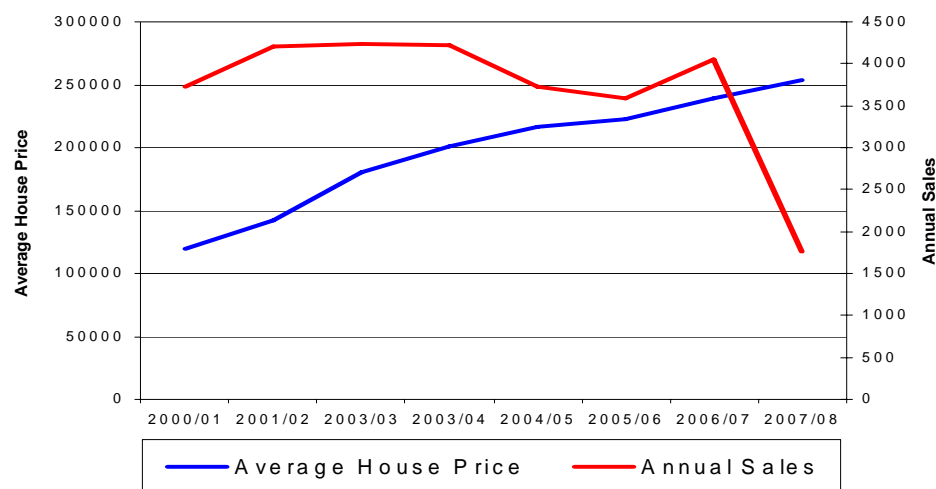
Contextual Indicator 2 - House Prices

- Chelmsford Borough has seen a 111.8% increase in average house prices in the six years between 2000/1 and 2007/8, increasing from £119,938 to £254,113. The number of annual sales has however declined from a peak of 4,230 in 2003/4 to 3,583 in 2007/8.
- The average house price in Chelmsford Borough was £254,113 in 2007/8.
- There was a 7.4% annual increase in house prices in Chelmsford Borough between 2005/6 and 2006/7
- The largest annual increases between 2004/5 and 2005/6 was in terraced properties which increased by 5.6%. In flats and maisonettes there was a slight fall in price of 1.2% during the same period.
- The Country is now experiencing an economic downturn and it is expected that both sales and prices will drop in the next monitoring year (2008/2009).

Table 3 Average House Prices in Chelmsford by Building Type

Year	Detached	Semi-Detached	Terraced	Flat/Maisonette	Overall
2000/01	193486	115243	93107	70106	119938
2001/02	214749	130705	105273	82621	142269
2003/03	263104	171440	142764	127006	180471
2003/04	308635	185562	165492	127513	200558
2004/05	325220	203297	170274	146539	216713
2005/06	339509	212467	179792	144783	222651
2006/07	367874	225194	190510	149174	239112
2007/08	398488	239697	198627	156489	254113

Source: Land Registry 2008



Source: Land Registry 2008

Contextual Indicator 3 - Local Economy

- Chelmsford Borough has the seventh largest workforce (economically active) in the East of England and is the second largest amongst the Essex districts.
- Between 2003 and 2008 the number of people employed within Chelmsford Borough workforce increased by 8,100.
- The service sector accounts for 85% of all employment in Chelmsford Borough compared to manufacturing which now accounts for 8% of the workforce.
- The number of jobs within the manufacturing industry has fallen by 500 (8%) since 2001.
- The number of jobs within the service industry has increased by 6,200 (10%) since 2001.
- The number of jobs within the Banking, Finance and Insurance sector has increased by 1,000 (7%) since 2001.
- The largest employment sectors in Chelmsford Borough are Public Administration, Education and Health (24,000 people employed within this sector), Distribution, Hotels & Restaurants (17,200), and Finance, IT, other business activities (14,600).
- The average gross weekly earnings of a full time worker in the Chelmsford Borough workforce is £455 this is compared to an average gross weekly earnings for a Chelmsford Borough resident of £505. On average those that live in the Borough earn more than those that work in the Borough.
- The economic activity rate in Chelmsford Borough is 85.4%, which is higher than the East of England average of 81.4% and the national average of 78.7%.

Source: Nomis official labour market statistics

Current Economic Conditions

The current economic downturn will have implications at local level during 2008/2009. It is anticipated that unemployment levels will rise and employment growth will be much lower than in the period since 2001.

5.0 Saved Policies

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

6.0 Housing Delivery

Core Indicator 1 - Housing Trajectory

Objective

To deliver more sustainable patterns of development.

Target

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

6.1 Commentary

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

The objective of the Housing Trajectory is to plan, monitor and manage the delivery of new housing in accordance with the East of England Plan (RSS14) and the Local Development Framework. This assists in monitoring the former ODPM's objective of 'achieving a better balance between housing availability and the demand for housing, improving affordability, in all English regions while protecting valuable countryside around our towns and cities' (as stated within the Public Service Agreement 2005-2008, ODPM).

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

6.2 Housing Trajectory

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

The Housing Trajectory will:

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

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

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

6.3 A. Net Additional Dwellings 2001 - 2008

Commentary

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

Chelmsford Borough Council has averaged 693 dwelling completions per annum between 2001 and 2008. This figure is slightly under target and this is recognised in the Housing Trajectory. It is anticipated that the current deficit will be rectified through urban intensification and the release of 'Greenfield' land during the later stages of the plan period.

Current Economic Conditions

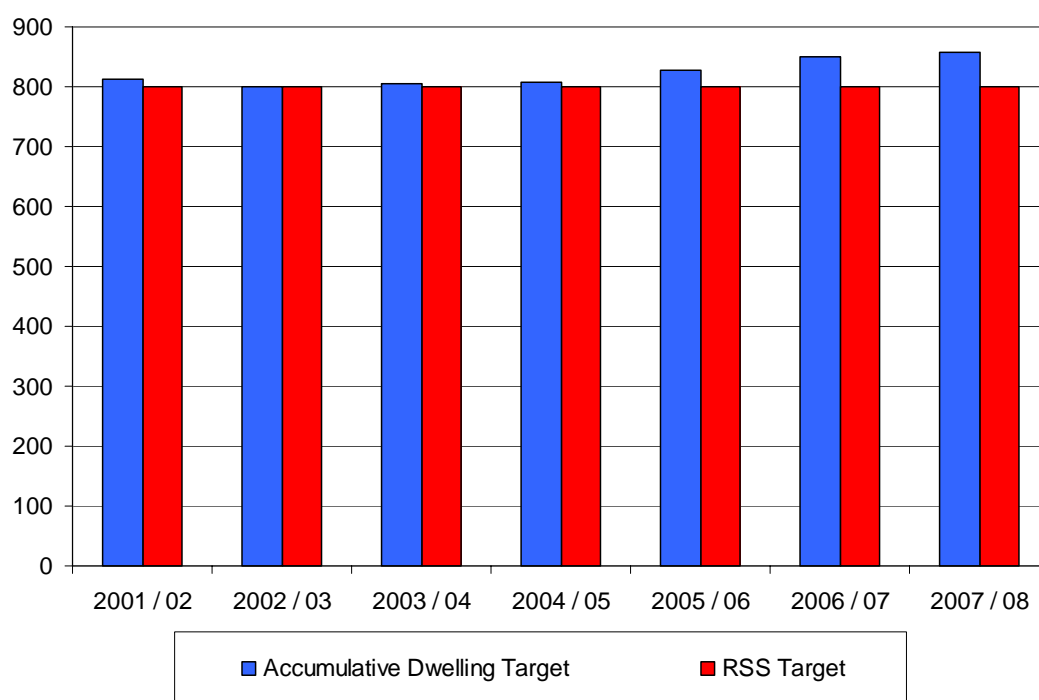
The UK housing market is currently reflecting the results of a global economic downturn. Chelmsford has always had a buoyant housing market that performs well above the national average though it is expected that housing completions will drop in 2008/2009, and this will have implications for the Housing Trajectory in due course.

Table 4 Accumulative Annual Dwelling Completion Target 2001 – 08

	Accumulative Annual Dwelling Target	Annual Dwelling Target	Annual Dwelling Completions
2001 / 02	813	800	545
2002 / 03	801	800	1046
2003 / 04	805	800	731
2004 / 05	807	800	773
2005 / 06	828	800	483
2006 / 07	850	800	520
2007 / 08	857	800	756

Source: NOMIS 2008

Figure 2 Accumulative Annual Dwelling Completion Target 2001 - 08



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

6.4 B. Annual Net Additional Dwelling Requirement 2007 - 2021

Commentary

The required annual dwelling completion rate between 2008 and 2021 is just above the RSS14 target of 800 dwellings and is presently at 857. The current shortfall in completions will be rectified in the middle years of the plan period.

Table 5 Annual Net Additional Dwelling Requirement 2007 – 2021

RSS14 Dwelling Target 2001 – 2021	16,000
Total Completions 2001 – 2008	4,854
Annual Completion Rate 2001 – 2008	693
RSS14 Dwelling Target 2008 – 2021	11,146
Required Annual Completion Rate 2008 – 2021	857

6.5 C. Projected Net Additional Dwellings 2008 - 2021

Commentary

The projected net additional dwellings are based upon the future building rates of large sites of 12 dwellings or more and trend analysis of small sites of 11 dwellings or less. The large sites include sites with planning permission, sites without planning permission, urban capacity sites and windfall sites. The periods 2011 – 2016 and 2016 – 2021 include the phasing of the 'greenfield' allocation as contained within the Chelmsford Borough Core Strategy and Development Control Policies DPD. This allocation is currently set at 4,000 dwellings and is split with 800 dwellings at land north-west of Chelmsford and 3,200 dwellings at land north-east of Chelmsford. These figures are based on the assumption that the construction industry is capable of delivering the 'greenfield' element of the dwelling completions during the relevant period.

Figure 3 Housing Trajectory 2001 – 2021

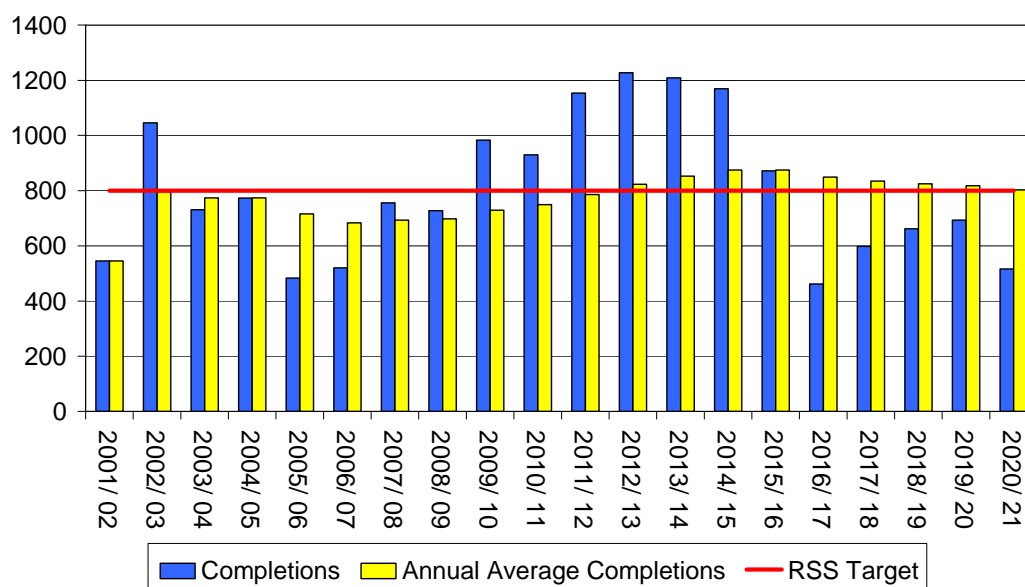


Figure 4 Projected Net Dwellings 2008 – 2013

	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13
Large Sites with Planning Permission (12 dwellings or more)	440	214	134	56	113
Large Sites without Planning Permission (12 dwellings or more)	69	149	246	400	250
Urban Capacity Sites (12 dwellings or more)	120	522	452	450	416
Small Sites (11 dwellings or less) Includes Existing Commitments, Urban Capacity Sites and Sites without Planning Permission.	98	98	98	98	98
Urban Capacity Study - Homogenous Areas	45	45	45	45	45
Greenfield Land Release – North West Chelmsford	0	0	0	50	50
Greenfield Land Release – North East Chelmsford	0	0	0	100	300
Total	727	983	930	1154	1227
Average Annual Completion Rate	698	729	749	786	823
RSS Target	800	800	800	800	800

Figure 5 Projected Net Dwellings 2013 – 2017

	2013/ 14	2014/ 15	2015/ 16	2016/ 17
Large Sites with Planning Permission (12 dwellings or more)	150	150	150	140
Large Sites without Planning Permission (12 dwellings or more)	274	200	0	0
Urban Capacity Sites (12 dwellings or more)	287	221	124	24
Small Sites (11 dwellings or less) Includes Existing Commitments, Urban Capacity Sites and Sites without Planning Permission.	98	98	98	98
Urban Capacity Study - Homogenous Areas	45	45	45	45
Greenfield Land Release – North West Chelmsford	100	100	100	100
Greenfield Land Release – North East Chelmsford	300	400	400	100
Total	1209	1169	872	462
Average Annual Completion Rate	853	875	875	849
RSS Target	800	800	800	800

Figure 6 Projected Net Dwellings 2017 – 2021

	2017/ 18	2018/ 19	2019/ 20	2020/ 21
Large Sites with Planning Permission (12 dwellings or more)	0	0	0	0
Large Sites without Planning Permission (12 dwellings or more)	0	0	0	0
Urban Capacity Sites (12 dwellings or more)	0	14	44	117
Small Sites (11 dwellings or less) Includes Existing Commitments, Urban Capacity Sites and Sites without Planning Permission.	98	98	99	99
Urban Capacity Study - Homogenous Areas	45	45	45	45
Greenfield Land Release – North West Chelmsford	100	100	100	0
Greenfield Land Release – North East Chelmsford	400	450	450	300
Total	598	662	693	516
Average Annual Completion Rate	834	825	818	803
RSS Target	800	800	800	800

6.6 (iii) Annual Net Additional Dwelling Requirements

Table 7 New Residential Development 2001 – 2021

New Residential Development 2001-2021	Dwellings
Dwellings Completions (1996-2001)	1,444
Dwellings Completions (2001-2008)	4,854
Remaining Dwelling Requirement (2008-2021)	11,146
Total Provision (1996-2021)(Essex Structure Plan and RSS14)	17,500

Source: Chelmsford Borough Council, 2008

Table 8 Annual Net Additional Dwelling Requirement

New Residential Development 2001-2021	Dwellings
Annual net additional dwelling requirement (RSS14)	800
Annual average number of additional dwellings needed to meet the overall housing requirements.	857

Source: Chelmsford Borough Council, 2008

Action

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

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

Core Indicator 2 Net Dwelling Completions on Previously Developed Land

Objective

To deliver more sustainable patterns of development.

Target

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

6.7 Commentary

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

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

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

Year	PDL Target	New Developments on PDL
2000 / 01	60%	9%
2001 / 02	60%	50%
2002 / 03	60%	54%
2003 / 04	60%	59%
2004 / 05	60%	60%
2005 / 06	60%	66%
2006 / 07	60%	65%
2007 / 08	60%	80%

Source: Essex County Council / Chelmsford Borough Council, 2008

Core Indicator 3 New Residential Densities

Objective

To deliver more sustainable patterns of development.

Target

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

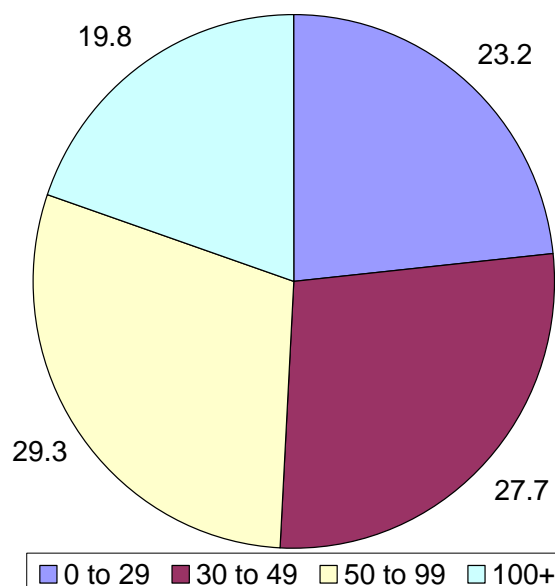
6.8 Commentary

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

Planning Policy Guidance Note 3: Housing asked local authorities to make more efficient use of land. Paragraph 58 states that local authorities should seek housing developments between 30 and 50 dwellings per hectare and an even greater intensity of development at places with good public transport accessibility such as town centre locations or along good quality transport corridors. The following diagram acts as an indicator to determine the intensity of housing developments in Chelmsford Borough.

Over 76% of all new residential developments in Chelmsford achieve a density of over 30 dwellings per hectare. The number of dwellings completed at a density of less than 30 dwellings per hectare has decreased from 30% to 23.2% over the year.

Figure 7 New Residential Densities 2007/2008



Action

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

Core Indicator 4 Affordable Housing

Objective

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

Target

To deliver a minimum of 150 affordable dwellings per annum.

6.9 Commentary

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

The objective of this indicator is to secure a proportion of affordable housing to help meet housing needs. Paragraphs 14 to 20 in Planning Policy Guidance Note 3: Housing identifies the local planning authorities' role in supplying affordable housing. Paragraph 19 states that local planning authorities should monitor the operations and outputs of local plan affordable housing policies.

Chelmsford Borough Council delivered 259 affordable dwellings through housing completions between 1st April 2007 and 31st March 2008. This accounts for 31% of all new residential completions in the Borough.

Figure 8 Affordable Housing Completions and Commitments

Year	Number of Dwellings
2003/04	258
2004/05	253
2005/06	97
2006/07	59
2007/08	259

Source: Chelmsford Borough Council / Essex County Council 2008

Action

Policy DC3I of the adopted Core Strategy and Development Control Policies DPD deals with the provision of affordable housing in the Borough. The policy requires the provision of 35% affordable housing on threshold sites of either 15 dwellings or more or 0.5 hectare or more. A threshold of 5 dwellings or more is identified for sites that lie within small rural defined settlements.

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

Core Indicator 5 Gypsy and Traveller Accommodation

Objective

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

Target

To deliver additional sites and accommodation, in accordance with targets to be set by the East of England Regional Assembly.

Commentary

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

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

Table 10 Publicly Funded Authorised Sites

Date	Number of Pitches	Total Caravan Capacity
July 2003	n/a	34
July 2004	22	29
July 2005	21	38
July 2006	22	24
July 2007	22	27
July 2008	22	28

Source: DCLG, 2008

Table 11 Privately Funded Authorised Sites

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

Source: DCLG, 2008

Table 12 Unauthorised Gypsy and Traveller Sites

Date	Number of Sites	Number of Caravans
July 2003	n/a	86
July 2004	26	45
July 2005	33	46
July 2006	35	55
July 2007	16	21
July 2008	3	11

Source: DCLG, 2008

Table 13 Temporary Gypsy and Traveller Sites

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

Source: DCLG, 2008

Action

The Single Issue Review of the East of England Regional Spatial Strategy Examination in Public took place in October 2008 and a decision is awaited from the Planning Inspectorate.

Additionally, Fordham Research have been commissioned by Essex County Council to undertake a Gypsy and Traveller Accommodation assessment for the 12 districts within the county and the unitary authority of Southend-on-Sea. The assessment aims to quantify the accommodation need of Gypsies and Travellers (including Travelling Showpeople) in terms of residential and transit sites and bricks and mortar accommodation. This review will build on the study carried out by Salford University in 2006 and will reflect CLG guidance.

Future Gypsy and Traveller site allocations will be made in the North Chelmsford Area Action Plan and Site Allocations DPD's to meet identified local needs.

7.0 Business Development

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

Core Indicator 6 Amount of Floorspace Developed for Employment by Type

Objective

To achieve more sustainable levels of prosperity and economic growth.

Target

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

7.1 Commentary

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

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

This indicator considers the gross completed employment floorspace by type between April 2007 and March 2008. Employment floorspace is defined by the Use Classes Order (B1a, b, c, B2 and B8). The completed space also represents the gross floorspace area.

The largest increase in floorspace was from flexible floorspace, accounting for almost half of the total completed floorspace. Completed B1 floorspace accounted for approximately 30% of all completed floorspace whilst B8 floorspace accounted for 23%. The completed floorspace is representative of the local economy in that general industrial space is becoming less

important to business needs.

Floorspace that is flexible between B1, B2 and B8 uses in a variety of combinations between the uses accounts for almost 50% of all completed floorspace. Table 15 demonstrates that flexible space across B1, B2 and B8 uses accounts for all flexible space.

Table 14 Completed Floorspace sqm

Use Class	Floorspace
B1	6,545
B2	379
B8	4,822
Flexible Floorspace between B1,B2 and B8	9,061
Total	20,807

Source: Essex County Council / Chelmsford Borough Council, 2008

Table 15 Flexible Floorspace sqm

Flexible Space	Floorspace
B1, B2 and B8	9,061
B1b, B1c, B2 and B8	-
B1c and B8	-
B1 and B8	-
B1b and B1c	-
B1a	-
Total Flexible Space	9,061

Source: Essex County Council / Chelmsford Borough Council, 2008

Action

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

As a part of the SLA, Essex County Council will carry out an annual field survey of land development within Chelmsford Borough and carry out analysis of the data collected. The current global economic downturn means that there may be a slowdown in employment floorspace completions in 2008/2009.

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

Objective

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

Target

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

7.2 Commentary

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

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

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

Table 16 identifies that 70% of all gross completed employment floorspace was within designated Employment Policy Areas.

Table 16 Percentage of Gross Floorspace Developed in Employment Areas

	Total Developed Floorspace (sq.m.)	Percentage of Total Gross Floorspace
Gross Floorspace developed within Employment Areas	14,528	70%
Total Gross Floorspace developed within Chelmsford Borough	20,807	100%

Source: Essex County Council / Chelmsford Borough Council, 2008

The following table identifies the breakdown of completed uses within the employment policy areas. Almost half of this space is allocated for B1 use.

Table 17 Employment Floorspace Developed by Type in Employment Areas

Use Class	Floorspace (sq.m.)
B1	6,545
B2	379
B8	1,624
Flexible Floorspace between B1,B2 and B8	5,980
Total	14,528

Source: Essex County Council/Chelmsford Borough Council, 2008

Action

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

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

The current global economic downturn means that there may be a slowdown in employment floorspace completions in 2008/2009.

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

Objective

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

Target

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

7.3 Commentary

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

Planning Policy Statement 1 (2005) and Employment Land Review Guidance Note (2004) highlight the need to provide sufficient land in suitable locations to be made available for industrial and commercial development, so that the economy can prosper. Development plans are required to minimise the use of resources by making more efficient use or re-use of existing resources encouraging the use of previously developed land. The objective of this indicator is therefore to identify the completed employment floorspace that was on previously developed land (see Annex C in PPG3 for definition).

100% of the completed employment floorspace in Chelmsford Borough during 2007/08 was on previously developed land.

Source: Essex County Council / Chelmsford Borough Council, 2008

Action

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

The current global economic downturn means that there may be a slowdown in employment floorspace completions in 2008/2009.

Core Indicator 9 Employment Land Available by Type

Objective

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

Target

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

7.4 Commentary

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

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

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

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

5.72. ha total at 31.03.08

(ii) Sites for which Planning Permission has been granted for Use Classes B1a, b, c, B2 and B8 at 31.03.08:

Use Class	Area (hectares)
B1a	-0.11
Other B1 (split unknown)	0.23
B2	0.26
B8	0.85
B1 – B8 (Split Unknown)	3.94
Total	5.17

Core Indicator 10 Losses of Employment Land

Objective

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

Target

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

7.5 Commentary

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

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

(i) Employment / Regeneration Areas

Between 2007 and 2008 a total of 4,102 sq.m. of employment floorspace was lost to completed non-employment uses.

(ii) Local Authority Area

See (i) Above

Action

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

The current global economic downturn means that there may be a slowdown in employment floorspace completions in 2008/2009.

Core Indicator 11 Amount of Employment Land Lost to Residential Development

Objective

To achieve more sustainable levels of prosperity and economic growth.

Target

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

7.6 Commentary

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

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

Between 1997 and 2008 a total of 842 dwellings were allocated on employment land with 707 of these dwellings having been already constructed. This constitutes a loss of 19.15 hectares of employment land to housing. Between 1st April 2007 and 31st March 2008, 0.2 hectares of employment land was lost to residential development, as shown in Table 21.

Table 21 Employment Land Lost to Housing

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.04.07 to 31.03.08	Housing Not Completed at 31.03.08
31 Mildmay Road	0.03	Office (BI)	-	7
100 Springfield Road	0.17	Laundrette (BI)	-	39

Action

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

It is important that the Council retains employment uses wherever possible particularly within employment areas.

8.0 Transport

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

Objective

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

Target

To provide sufficient parking spaces in all new development.

8.1 Commentary

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

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

Of the single-use non-residential developments completed during 2007/8, all were considered to be compliant with the parking standards.

Source: Essex County Council 2008

Action

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

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

Objective

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

Target

To provide new housing in proximity to local facilities.

8.2 Commentary

Chelmsford enjoys high levels of accessibility by public transport. Out of a total of 756 net new dwellings within the last year the following number and percentage were within 30 minutes travel time of the facilities listed in Table 22.

Table 22 Residential Development within 30 Minutes of Key Facilities.

	Number of Dwellings (Net)	% of Total (Net)
Total number of dwellings built 2006/07	756	-
GP	753	99.87
Hospital	751	99.60
Primary School	751	99.60
Secondary School	752	99.73
Employment Area	749	99.34
Retail Centre	751	99.60

Source: Essex County Council / Chelmsford Borough Council, 2008

Action

Chelmsford Borough Council will continue to monitor accessibility and will implement Core Policies 'CP8 – Promoting Accessibility' and 'CP16 – Promoting Social Inclusion' in order to encourage sustainable locations for development.

9.0 Local Services

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

Objective

To achieve more sustainable levels of prosperity and economic growth.

Target

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

9.1 Commentary

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

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

In total, there was over 7,800 sqm of gross retail, office and leisure floorspace completed in the Borough in 2007 / 08. This is inclusive of the development previously identified in Section 7 – Business Development.

Table 23 Chelmsford Borough Completed Floorspace

Uses	Floorspace (sq m)
B1 (a)	6,362
A1	-
A2	438
Flexible A1, A2 and A3 Floorspace	-
D2	1,000
Total A Uses	438
Total	7,800

Source: Essex County Council / Chelmsford Borough Council, 2008

Action

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

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

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

Objective

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

Target

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

9.2 Commentary

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

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

Approximately 87% of these completions were within the town centre. This amounted to 6,800 sqm. (The 1,000 sqm D2 use identified in Table 23 is at the racecourse in Great Leighs.)

Table 24 Chelmsford and South Woodham Ferrers Town Centre Completions

Uses	Floorspace (sq m)
A1	-
A2	438
A1, A2 and A3 Flexible Floorspace	-
B1(a)	6,362
Total	6,800

Source: Essex County Council / Chelmsford Borough Council, 2008

Action

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

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

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

Objective

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

Target

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

9.3 Commentary

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

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

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

Table 25 Green Flag Awards

Park With Green Flag Award	Hectares
Oaklands Park, Moulsham Street, Chelmsford	4.8
Boleyn Gardens, Beaulieu Park, Chelmsford	3.3
Admirals Park, Tower Gardens and the adjoining West Park, Chelmsford	29.4
Chelmer Park	11.86
Hylands Estate	232
Total	281.4

(Oaklands Park, Hylands Park and Admirals Park also have Green Heritage Status, three of only 42 such sites in the Country)

Source: Chelmsford Borough Council, 2008

Action

Chelmsford Borough Council is seeking to retain its current Green Flag awards and to achieve a further Green Flag Award at Coronation Park in 2009.

10.0 Flood Protection and Water Quality

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

Objective

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

Target

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

10.1 Commentary

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

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

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

Table 26 Planning Permissions Granted Contrary to Environment Agency Advice

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

Source: Environment Agency / Chelmsford Borough Council 2008

Action

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

11.0 Biodiversity

Core Indicator 18 Change In Areas and Populations of Biodiversity Importance

Objective

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

Target

To avoid development that adversely affects priority species and habitats

11.1 Commentary

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

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

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

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

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

The total area of semi-natural habitat recorded in 2004 amounts to 9,272 hectares with the remaining 24,953 hectares being arable or urban land. The proportion of non-arable / urban semi-habitat land accounts for 27.1% of the total land area in Chelmsford Borough. The 1992 survey by comparison identified 8,320 hectares or 24.31% of the total Borough area.

The 900 hectare increase is considered to have been largely brought about by the agricultural set-aside scheme though this may be temporary. The urban expansion that has taken place in Chelmsford over the last 10 years has generally been at the expense of arable land as opposed to semi-natural habitat.

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

The 1992 report identified 1,395 hectares of land as non-SSSI Sinc. The 2004 survey has identified 1654 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 27 Habitat Survey

Table 27 Habitat Survey	Land Use	2004 Area (ha)	1992 Area (ha)
Grassland	Unimproved Neutral	1.8	n/a
	Semi-Improved Neutral	193.1	n/a
	Semi-Improved Acid	3.5	n/a
	Acid Grassland / Heath	2.6	n/a
	Poor Semi-Improved	746.6	n/a
	Improved Grassland	4132.5	n/a
	Amenity Grassland	729.7	n/a
	Marshy Grassland	8.6	n/a
Woodland	Broadleaf Woodland	1331.1	1284.4
	Mixed Woodland	12.5	n/a
	Broadleaf / Coniferous Parkland	181.1	n/a
	Planted Broadleaf Woodland	392.7	n/a
	Planted Mixed Woodland	99.8	n/a
	Planted Coniferous Woodland	40.9	n/a
Total Woodland		2058.1	2041.7
	Scattered / Dense Scrub	165.7	130.7
	Tall Ruderal	98.3	n/a
	Short Perennial	92.7	
	Orchard	82	
	Allotment / Horticulture	47.1	
	Lake / Reservoir	551.1	458.8
	Swamp	30.3	n/a
	Quarry	174.1	n/a
	Waste / Bare Ground	67.3	n/a
	Scattered Saltmarsh	17.1	n/a
	Saline Water Body	2	n/a
	Intertidal Mud	66	n/a
	Total	9272.2	n/a
	Number of Ponds	796	n/a

Source: Essex Ecology Services Ltd. 2004

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

Action

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

12.0 Renewable Energy

Core Indicator 19 Renewable Energy Capacity Installed by Type

Objective

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

Target

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

12.1 Commentary

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

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

Action

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

Annexes

Annex A – Chelmsford Borough Monitoring Framework

THEME I MANAGING GROWTH

Strategic Objective MG1

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

Policy Target (CP2)

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

Output Indicators

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

Strategic Objective MG2

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

Policy Target (CP2, CP3 and CP4)

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

Output Indicators

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

Strategic Objective MG3

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

Policy Target (CP5)

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

at least 30 dwellings per hectare.

Output Indicators

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

Strategic Objective MG4

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

Policy Target (CP6 and CP7)

To develop a high quality urban environment.

Output Indicators

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

Strategic Objective MG5

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

Policy Target (CP8)

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

Output Indicators

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

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

THEME 2 ENVIRONMENTAL PROTECTION AND ENHANCEMENT

Strategic Objective EPE1

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

Policy Target (CP9)

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

Output Indicators

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

Strategic Objective EPE2

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

Policy Target (CPI0, CPI1)

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

Output Indicators

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

Strategic Objective EPE3

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

Policy Target (CPI2, CPI3 and CPI4)

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

Output Indicators

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

THEME 3 BALANCED COMMUNITIES

Strategic Objective BC1

Meet the housing needs of the whole community through the provision of types and tenures of housing facilities, including affordable and special needs housing such as housing for the elderly, and create balanced communities through a mixture of housing for different household types.

Policy Target (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 Borough (Core)

- (ix) Number of Caravan Pitches within the Borough without planning permission (Core)
- (x) Planning permission granted for Gypsy and Traveller Sites (Core)
- (xi) Number of Specialist Units provided (Local)

Strategic Objective BC2

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

Policy Target (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

Strategic Objective BC3

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

Policy Target (CPI7)

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

Output Indicators

- (i) Indices of Deprivation (Local)

Strategic Objective BC4

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

Policy Target (CP8)

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

Output Indicators

As MG5

THEME 4 QUALITY OF LIFE

Strategic Objective QL1

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

Policy Target (CPI8)

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

Output Indicators

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

Strategic Objective QL2

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

Policy Target (CPI9)

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

Output Indicators

As MG5

Strategic Objective QL3

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

Policy Target (CPI9)

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

Output Indicators

As MG5

Strategic Objective QL4

Ensure that new development creates places where people enjoy living and

working and are safe, secure and attractive.

Policy Target (CP20)

To secure high quality development that achieves residential approval.

Output Indicators

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

Strategic Objective QL5

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

Policy Target (CP21)

To secure high quality development that achieves residential approval.

Output Indicators

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

Strategic Objective ECPI

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

Policy Target (CP22)

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

Output Indicators

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

Strategic Objective ECP2

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

Policy Target (CP23)

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

Output Indicators

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

Strategic Objective ECP3

Enhance Chelmsford's role as a Regional Transport Node.

Policy Target (CP24)

To promote improved public transport services and facilities.

Output Indicators

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

Strategic Objective ECP4

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

Policy Target (CP25)

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

Output Indicators

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

Strategic Objective ECP5

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

Policy Target (CP26)

To promote business activity within the Borough

Output Indicators

None

Annex B – Monitoring of Core Output Indicators

Objectives

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

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

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

Managing Growth

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

The Strategic Objectives under this theme are:

MG1: Direct growth to the most sustainable locations in the Borough and ensure new and existing neighbourhoods are easy to get to and well integrated with strategic route networks.

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

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

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

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

Environmental Protection and Enhancement

Provides the environmental basis for all development – valuing natural and

historic assets and ensuring change is sustainable and enhancing. This group of objectives is linked to a range of development policies ensuring individual development acknowledges global impact.

The Strategic Objectives under this theme are:

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

EPE2: Seek to ensure that development is designed and located so far as possible to minimise any negative effects on the local and global environment and where ever possible to provide a net beneficial effect by reducing the generation of pollution and waste and the consumption of natural resources, including fossil fuel-based energy consumption. The generation of energy from renewable resources will be encouraged.

EPE3: Enhance environmental quality of the Borough's countryside and urban areas.

Balanced Communities

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

The Strategic Objectives under this theme are:

BC1: Meet the housing needs of the whole community through the provision of types and tenures of housing facilities, including affordable and special needs housing such as housing for the elderly, and create balanced communities through a mixture of housing for different household types.

BC2: Promote social inclusion through equality of opportunity and equality of access to social, educational, health, employment, recreational, green space and cultural facilities for all in the Borough.

BC3: Reduce deprivation and improve residents' health and quality of life by targeted economic and community development.

BC4: Promote social inclusion by improved accessibility to health care, education, employment, local shopping, leisure facilities and services for all, especially for those without a car and for those in more remote parts of the Borough through well planned routes and integrated public transport.

Quality of Life

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

The Strategic Objectives under this theme are:

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

Economic Prosperity

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

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

The Strategic Objectives under this theme are:

- ECPI:** Maintain the Borough's economic competitiveness in a region of major growth and change by responding positively to economic change.
- ECP2:** Reinforce Chelmsford town's leading sub-regional economic role by attracting new commercial investment and reinforcing the town's attractiveness and competitiveness by enhancing civic and cultural activity.

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

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

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

FURTHER INFORMATION

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

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