

Authority Monitoring Report

Covering the period 1st April 2012 - 31st March 2013

Local Development Framework 2001 - 2021



Development Plan Document



Chelmsford
City Council

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1.0 Introduction

- Background to and purpose of AMRs

- I.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.
- I.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. The Localism Act also gives more flexibility as to when and how often an AMR is prepared. The Council will now be able to choose which targets and indicators to include in the report. From 2012 onwards these reports are now called the 'Authority Monitoring Report' (AMR) rather than the previously termed 'Annual Monitoring Report'.
- I.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.
- I.4 This is the Council's first new style Authority Monitoring Report under the Town and Country Planning (Local Planning) (England) Regulations 2012, but the authority's eighth AMR. It covers the period from 1st April 2012 to 31st March 2013.
- I.5 Copies of the first seven AMR's covering the period from 1st April 2004 to 31st March 2011 are available from the City Council's Planning Policy Team and also 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 this Authority Monitoring Report.
- I.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) Third Review (March 2013). 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.

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 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.

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 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
 - 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 2013 for each Development Plan Document in the LDS is set out in Tables 1a and 1b. This indicates that the City Council achieved the milestone set in the LDS during the period 2012/13.
- 3.3 The City Council has a full suite of LDF documents and is now commencing work on the preparation of future Local Plan documents.
- 3.4 A third review of the Local Development Scheme was adopted in March 2013 and includes the scope and expected timetable for the new Chelmsford City Plan.

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

| Milestones | Target | Achieved at 31.03.13 | Notes |
|---|--------------------|----------------------|---------------------|
| Local Development Scheme | | | |
| 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 | |
| SCI Second Review | | | |
| Pre-Draft Consultation | July/Aug 2012 | Yes | May/June 2012 |
| Consideration of representations and preparation of final document | Sept 2012 | Yes | July/August 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 | |
| Focused Review - Core Strategy and Development Control Policies DPD | | | |
| Evidence gathering and public participation – Scoping Consultation (Regulation 18) | July/Aug 2012 | Yes | |
| Consideration of representations and prepare Draft Submission Document | Aug/Oct 2012 | Yes | |
| Approval of Draft Submission Document by the Council's Development Policy Committee | November 2012 | Yes | |
| Draft Submission Document Consultation (Regulation 19) | Nov 2012/ Jan 2013 | Yes | |
| Consideration of representations and amendments to document (if required) | Feb/March 2013 | Yes | |
| Approval of Submission Document by the Council's Development Policy Committee | March 2013 | Yes | |
| Submission of Focused Review Document to Secretary of State (Regulation 22) | April 2013 | - | Achieved |
| Independent Examination | June 2013 | - | July 2013 |
| Receive and publish Inspector's Report | September 2013 | - | Received Oct 2013 |

| Milestones | Target | Achieved at 31.03.13 | Notes |
|--|-----------------------|-------------------------|-------------------------------|
| Community Infrastructure Levy (CIL) | | | |
| 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 | DPC 01/03/2012 |
| 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 | DPC 07/03/2013 |
| Draft Charging Schedule Consultation (Regulation 16) | March/May 2013 | - | Complete March/May 2013 |
| Assessment of representations and amendments to Charging Schedule (if required) | May/June 2013 | - | Complete May/June 2013 |
| Approval for submission of Charging Schedule by the Council's Development Policy Committee | June 2013 | - | DPC 06/06/2013 |
| Submit for Examination (Regulation 19) | June 2013 | - | Submitted 28/06/2013 |
| Examination | September 2013 | - | Complete 01/10/2013 |
| Publication of Examiner's recommendations | November 2013 | - | Published 06/12/2013 |
| Modify Charging Schedule | December 2013 | - | Not required |
| Approve and bring into force Charging Schedule | April 2014 | - | Expected June 2014 |

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

| Milestones | Target | Achieved at 31.03.13 | 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 | - | Achieved |
| Approval of final document by the Council's Development Policy Committee | June 2013 | - | Achieved |
| Adoption | June 2013 | - | Achieved |
| Section 106 Planning Obligations (Previously "Planning Contributions") | | | |
| Prepare draft document | April/June 2013 | - | Achieved |
| Draft SPD Consultation (Regulation 12) | June/July 2013 | - | Achieved |
| Consideration of representations and preparation of final document | August 2013 | - | Achieved |
| Approval of final document by the Council's Development Policy Committee | September 2013 | - | Achieved |
| Adoption | September 2013 | - | To be adopted upon the implementation of CIL (June 2014) |

Current Position

- 3.5 As of January 2013 all Chelmsford City DPD's and SPD's have been completed and adopted, except for the Planning Obligations SPD which will be adopted upon the implementation of the Community Infrastructure Levy in June 2014.

4.0 Contextual Indicators

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 11,238 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 2 - Chelmsford City's Population 1981 - 2011

Source: ONS Mid-Year Population Estimates

| 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 |
| 2011 | 168,310 |

Contextual Indicator 2 - House Prices

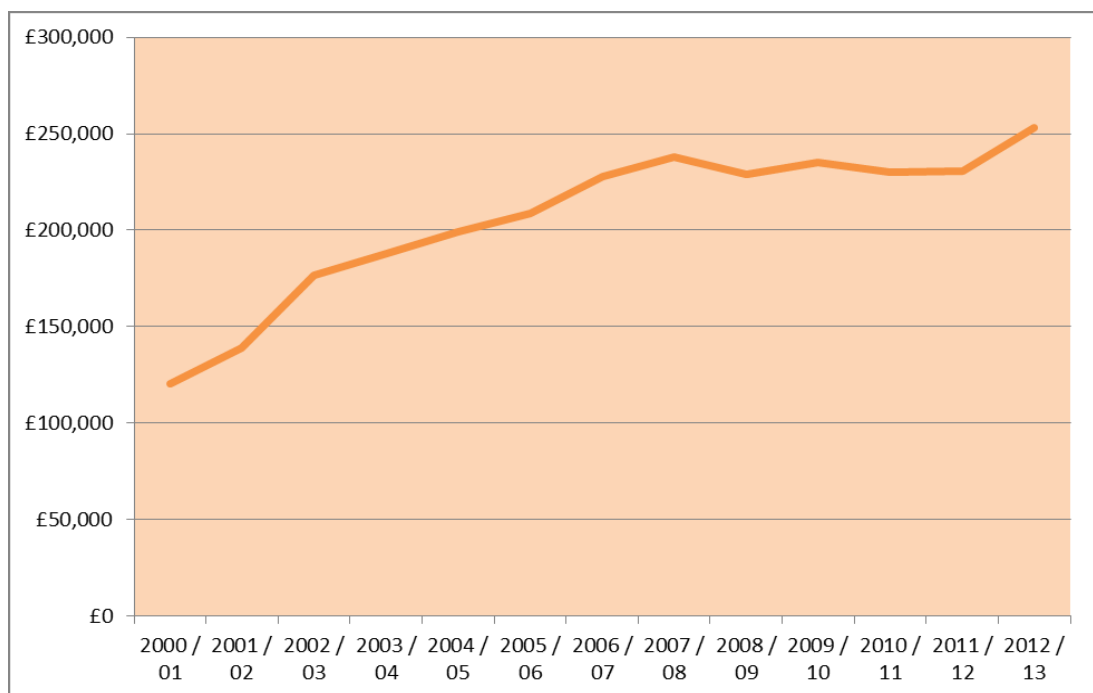
- The average house price in the Chelmsford area was £252,896 in 2012/13.
- The average house price in Chelmsford has increased from around £230,000 a year up to £250,000 for 2012/13.
- Between 2000/01 and 2012/13 average house prices in Chelmsford increased by 110%.

Table 3 - 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 |
| 2012 / 13 | £404,922 | £258,000 | £212,446 | £127,459 | £252,896 |

Source: home.co.uk 2013

Figure 1 - Average House Prices in Chelmsford



Contextual Indicator 3 - Local Economy

- Chelmsford City has the fourth largest workforce (economically active) in the East of England and is the second largest amongst the Essex districts.
- The service sector accounts for 86% of all employment in Chelmsford City compared to manufacturing which now accounts for 7% of the workforce and Construction which accounts for 5% of the workforce.
- The number of jobs within the manufacturing industry has fallen by 1,000 (16%) since 2001.
- The number of jobs within the service industry has increased by 10,800 (19%) since 2001.
- The number of jobs within the Banking, Finance and Insurance sector has increased by 3,100 (23%) since 2001.
- The largest employment sectors in Chelmsford City are Public Administration, Education and Health (26,000 people employed within this sector), Distribution, Hotels & Restaurants (17,300), and Finance, IT, other business activities (16,700).
- The average gross weekly earnings of a full time worker in the Chelmsford City administrative area workforce is £519 this is compared to an average gross weekly earnings for a Chelmsford City resident of £597. On average those that live in the City's administrative area earn more than those that work in the City's administrative area.
- The economic inactivity rate in the Chelmsford City administrative area is 15.5%, which is lower than the East of England average of 19.7%, and lower than the national average of 22.7%.

Source: Nomis official labour market statistics 2011

Current Economic Conditions

- 4.1 Chelmsford's economy has been subdued but relatively stable through the economic downturn. It continues to provide the highest number of jobs of any district in Essex at 84,300 (2012). Previously: 84,200 (2009); 83,500 (2010); 84,800 (2011) [Business Register and Employment Survey Oct 2013]. JSA claimant unemployment continued to fall through 2013 (Oct 2013 at 2.0% compared to Oct 2012 at 2.5%).

- 4.2 Economic activity, including construction, new business start-ups and commercial take-up improved in 2013 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.

5.0 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 Core Strategy.

Commentary

- 5.1 This indicator is identified as Core Output Indicators MG1(i) and MG2(i) within Theme 1 (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 Chelmsford City Council's delivery of housing and will demonstrate progress towards meeting housing targets set out in Chelmsford's Adopted Core Strategy.

Housing Trajectory

- 5.4 The Housing Trajectory within this Authority Monitoring Report supports the Local Development Framework 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.

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 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.

A. Net Additional Dwellings 2001 - 2013

Commentary

5.7 Chelmsford City Council's annual dwelling completion target for the time frame 2001 to 2021 is an average of 700 dwellings per annum.

5.8 Chelmsford City Council has averaged 536 dwelling completions per annum between 2001 and 2013. During the year 2012/2013 housing completion rates have increased for Chelmsford for the third year in a row. However, in common with the national picture these are modest and are still significantly lower than housing completions experienced prior to 2008 and when measured against the Council trajectory target of 700 new homes per annum. Chelmsford City Council has always anticipated that completion rates will increase in the later stages of the plan period.

5.9 As of April 2013 the Council was in the latter stages of considering a number of planning applications on key strategic sites that, once approved, provide over 4,500 new homes. There are approximately a further 3,000 new homes contained within live planning permissions that are yet to be built. Of these permissions a number of key sites have commenced building work in 2012/2013, which will provide in the region of 1,900 new homes.

Current Economic Conditions

5.10 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 and whilst build out rates will continue to be low in 2013/14 the Chelmsford housing market is showing signs of recovery. As of April 2013 the City Council was considering a number of planning applications on key strategic sites that if approved, will help meet the majority of the City's outstanding housing requirement. These key sites are:

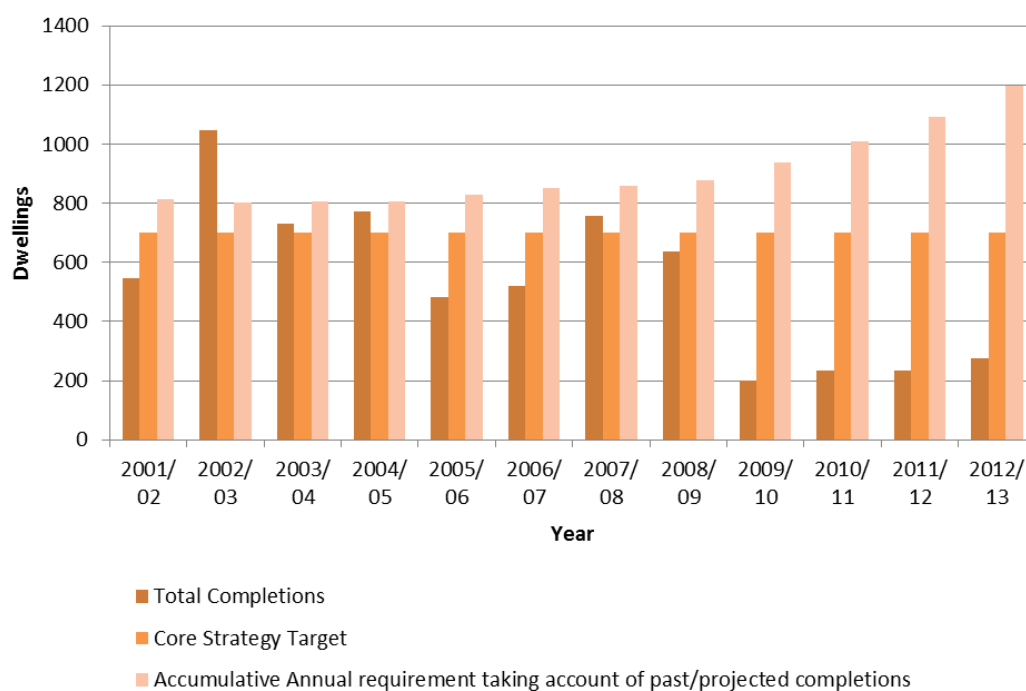
- Land East of North Court Road and North of Hospital Approach, Broomfield – 178 dwelling units
- Waterfront Place, Wharf Road, Chelmsford – 52 dwelling units
- Great Beaulieu Park, White Heart Lane, Springfield – Up to 3,600 dwelling units
- 24 Duke Street, Chelmsford – 55 dwelling units
- Runwell Hospital, Runwell Chase, Runwell – 575 dwelling units

Table 4 - Accumulative Annual Dwelling Completion Target 2001 – 13

| Year | Accumulative Annual Dwelling Target | Annual Dwelling Target | Annual Dwelling Completions |
|-----------|-------------------------------------|------------------------|-----------------------------|
| 2001 / 02 | 813 | 700 | 545 |
| 2002 / 03 | 801 | 700 | 1046 |
| 2003 / 04 | 805 | 700 | 731 |
| 2004 / 05 | 807 | 700 | 773 |
| 2005 / 06 | 806 | 700 | 483 |
| 2006 / 07 | 828 | 700 | 520 |
| 2007 / 08 | 850 | 700 | 756 |
| 2008 / 09 | 857 | 700 | 638 |
| 2009 / 10 | 876 | 700 | 200 |
| 2010 / 11 | 937 | 700 | 234 |
| 2011 / 12 | 1007 | 700 | 235 |
| 2012 / 13 | 1093 | 700 | 274 |

Source: Chelmsford City Council Housing Trajectory 2013

Figure 2 - Accumulative Annual Dwelling Completion Target 2001 - 13



B. Annual Net Additional Dwelling Requirement 2011 - 2021

Commentary

- 5.11 The required annual dwelling completion rate between 2013 and 2021 is above the Core Strategy target of 700 dwellings and is presently at 945. 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 commence, 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. In this way, future spatial options for all new development can be assessed and consulted upon in a strategic manner and can be underpinned by a consistent, robust and up-to-date evidence base.

Table 5 - Annual Net Additional Dwelling Requirement 2013 – 2021

| | |
|---|--------|
| Core Strategy Dwelling Target 2001 – 2021 | 14,000 |
| Total Completions 2001 – 2013 | 6,435 |
| Average Annual Completion Rate 2001 – 2013 | 536 |
| Core Strategy Target 2013 – 2021 | 7,565 |
| Required Annual Completion Rate 2013 – 2021 | 945 |

C. Projected Net Additional Dwellings 2013 - 2021

Commentary

- 5.12 The projected net additional dwellings are based upon the future building rates of large sites of 10 dwellings or more, and trend analysis of small sites of 9 dwellings or less. The large sites include sites with planning permission, sites without planning permission, urban capacity sites and windfall sites. The period from 2012/13 includes the phasing of the major 'greenfield' allocations as contained within the Chelmsford City Core Strategy and Development Control Policies DPD. The housing trajectory in Figure 3 below demonstrates the City Council has a 5 year land supply.

Figure 3 - Housing Trajectory 2001 – 2021 (June 2013)

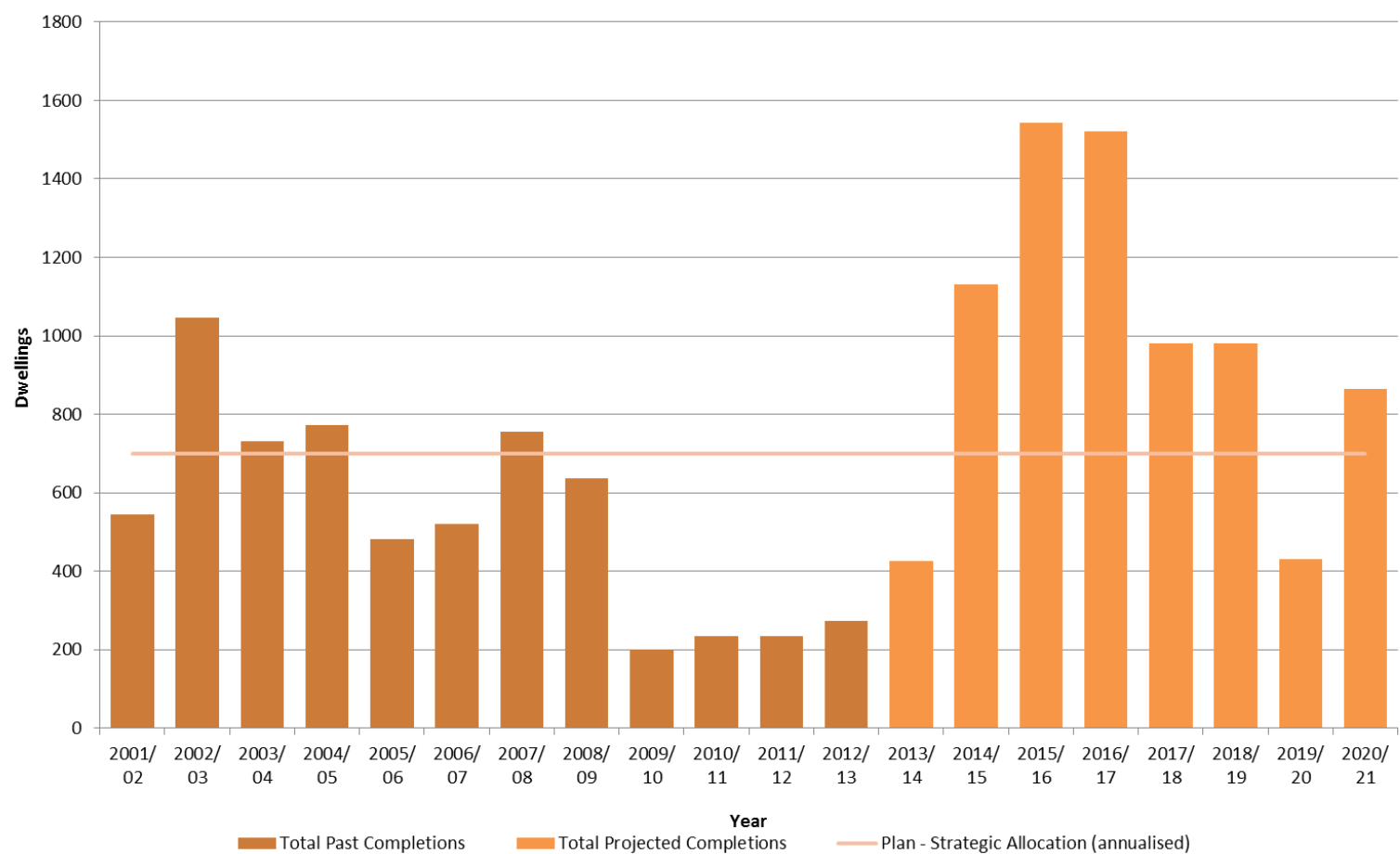


Table 6 - Projected Net Dwellings 2013 – 2021 (June 2013)

| | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2001/2021 |
|--|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| TCAAP Allocations | 169 | 379 | 594 | 618 | 180 | 187 | 30 | 332 | 2489 |
| SADPD Allocations | 54 | 115 | 193 | 115 | 256 | 310 | 0 | 72 | 1115 |
| Large Permissions Unallocated | 29 | 74 | 89 | 10 | 0 | 0 | 0 | 0 | 202 |
| Greenfield Land Release – NE Chelmsford | 0 | 408 | 400 | 500 | 400 | 400 | 400 | 450 | 2958 |
| Greenfield Land Release – NW Chelmsford | 50 | 50 | 253 | 279 | 146 | 66 | 0 | 11 | 855 |
| Large Unallocated UCS and WOPP (10 dwellings +) | 0 | 0 | 14 | 0 | 0 | 18 | 0 | 0 | 32 |
| Small Sites (9 dwellings or less) Includes Existing Commitments, UCS and Sites without Planning Permission | 121 | 101 | 0 | 0 | 0 | 0 | 0 | 0 | 222 |
| Projected Completions | 423 | 1127 | 1543 | 1522 | 982 | 981 | 430 | 865 | 7873 |
| Core Strategy Target | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 14000 |
| Average Annual Completion Rate (Rolling Average) | 528 | 570 | 635 | 691 | 708 | 723 | 708 | 715 | 715 |

(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 (2001-2013) | 6,435 |
| Remaining Dwelling Requirement (2013-2021) | 7,565 |
| Total Provision (1996-2021)(1996-2001 and Core Strategy 2001-2021) | 15,444 |

Source: Chelmsford City Council Housing Trajectory, June 2013

Table 8 - Annual Net Additional Dwelling Requirement

| New Residential Development 2001-2021 | Dwellings |
|--|-----------|
| Annual net additional dwelling requirement (Core Strategy) | 700 |
| Annual average number of additional dwellings needed to meet the overall housing requirements. | 945 |

Source: Chelmsford City Council Housing Trajectory, June 2013

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 has identified a portfolio of sites that can be delivered within the current Plan period to meet the targets set out in the Core Strategy.

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

- 5.13 This indicator is identified as Core Output Indicator MG3(ii) within Theme I (Managing Growth) of the LDF Monitoring Framework attached at Appendix A.
- 5.14 The objective of this indicator is to assess the extent to which the re-use of land is maximised within the Chelmsford City area.

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

| Year | PDL Target | New Developments on PDL |
|-----------|------------|-------------------------|
| 2000 / 01 | 60% | 9% |
| 2001 / 02 | 60% | 50% |
| 2002 / 03 | 60% | 54% |
| 2003 / 04 | 60% | 59% |
| 2004 / 05 | 60% | 60% |
| 2005 / 06 | 60% | 66% |
| 2006 / 07 | 60% | 65% |
| 2007 / 08 | 60% | 80% |
| 2008 / 09 | 60% | 70% |
| 2009 / 10 | 60% | 82% |
| 2010 / 11 | 60% | 78% |
| 2011 / 12 | 60% | 74% |
| 2012 / 13 | 60% | 61% |

Source: Chelmsford City Council Housing Completions

Core Indicator 3 - New Residential Densities

Objective

To deliver more sustainable patterns of development.

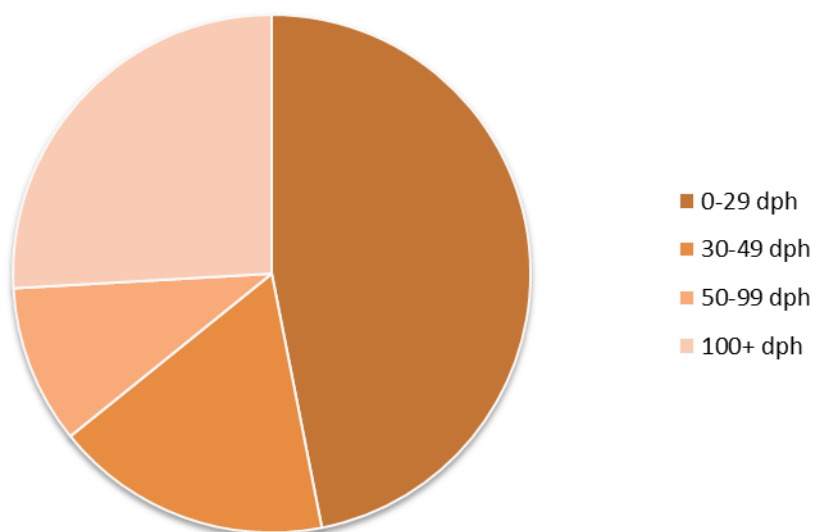
Target

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

Commentary

- 5.15 This indicator is identified as Core Output Indicator MG3(iii) within Theme I (Managing Growth) of the LDF Monitoring Framework attached at Appendix A.
- 5.16 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. The following diagram acts as an indicator to determine the intensity of housing developments in Chelmsford City.
- 5.17 In 2012/2013 46.9% 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 25.9%.

Figure 4 - New Residential Densities 2012/2013



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.

Core Indicator 4 - Affordable Housing

Objective

To facilitate suitable housing for local needs.

Target

To secure 35% affordable housing on threshold development sites.

Commentary

- 5.18 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.
- 5.19 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.
- 5.20 Chelmsford City Council granted planning permission for 536 new affordable homes between 1st April 2012 and 31st March 2013. This equates to 32% of the total net new dwellings approved within that period on threshold development sites.
- 5.21 There were 27 affordable dwelling completions between 1st April 2012 and 31st March 2013. This accounts for 10% 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. Although the figures in Table 10 for the periods 2011/12 and 2012/13 are low, it should be noted that there were only 3 affordable housing threshold development sites which were completed within these periods, all of which were policy compliant with affordable housing requirements.

Table 10 - Affordable Housing Completions

| Year | Number of Dwellings | % |
|---------|---------------------|-----|
| 2003/04 | 258 | 35% |
| 2004/05 | 253 | 33% |

| | | |
|---------|-----|-----|
| 2005/06 | 97 | 20% |
| 2006/07 | 59 | 11% |
| 2007/08 | 259 | 34% |
| 2008/09 | 225 | 35% |
| 2009/10 | 60 | 30% |
| 2010/11 | 54 | 23% |
| 2011/12 | 23 | 10% |
| 2012/13 | 27 | 10% |

Source: Chelmsford City Council Housing Completions

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 a revised Strategic Housing Market Assessment which considers the demand for market and affordable housing across the City. It will give an updated insight into how the housing market operates and provide 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 the objectives identified within the Adopted Core Strategy.

Commentary

- 5.22 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.
- 5.23 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.
- 5.24 The monitoring of Gypsy and Traveller accommodation is carried 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.
- 5.25 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. Although the Core Strategy and Development Control Policies DPD was adopted in 2008, the evidence base that supported Policy DC34 covered the period 2006-2016. On this basis the target of 20 additional pitches equates to 2 additional pitches a year (2006-2016).
- 5.26 In the period 2006 to 2013, 20 additional pitches have been authorised and provided which equates to 2.85 pitches per year. Further provision for 10 pitches is being secured through the planning obligations for the new strategic development in North East Chelmsford. On the basis of the adopted target which equates to 2 pitches a year, this provision provides 5 years supply.

Table 11 - Publicly Funded Authorised Sites

| 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 |

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

Table 12 - Privately Funded Authorised Sites

| Date | Number of Sites | Number of Caravans |
|-----------|-----------------|--------------------|
| July 2003 | n/a | 60 |
| July 2004 | 29 | 43 |
| July 2005 | 26 | 50 |
| July 2006 | 37 | 96 |
| July 2007 | 37 | 67 |
| Jan 2008 | 49 | 70 |
| Jan 2009 | 49 | 81 |
| Jan 2010 | 53 | 85 |
| Jan 2011 | 53 | 85 |
| Jan 2012 | 51 | 81 |
| Jan 2013 | 52 | 82 |

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

Table 13 - Unauthorised Gypsy and Traveller Sites

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

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

Table 14 - Temporary Gypsy and Traveller Sites

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

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

Action

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

Due to the withdrawal of the East of England Plan and its supporting evidence base, further work is needed to identify the need for any further Gypsy and Traveller sites in the City beyond 2016. Essex Local Authorities are currently undertaking, through the Essex Planning Officers' Association (EPOA), a new Essex-wide Gypsy and Traveller Accommodation Assessment (GTAA) to assess need in the period up to 2033.

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.

6.0 Business Development

Note: The information in this Business section relates to B1a offices over 1,000 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 City.

Commentary

- 6.1 This indicator is identified as Core Output Indicator MG3(iv) within Theme I (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 completed employment floorspace by type between April 2012 and March 2013. Employment floorspace is defined by the Use Classes Order (B1a, b, c, B2 and B8) and recorded below in Table 15. The completed space also represents the gross floorspace area.
- 6.4 The largest increase in floorspace was for B1 floorspace, accounting for 79% of the total completed floorspace. Completed B8 Floorspace accounted for 15% of all completed floorspace.

- 6.5 Table 16 demonstrates that there were no approvals granted for flexible floorspace.

Table 15 - Completed Floorspace sqm

| Use Class | Floorspace |
|-----------|------------|
| B1 | 6,400.5 |
| B2 | 449 |
| B8 | 1,251 |
| Total | 8,100.5 |

Source: Chelmsford City Council Development Management Records, 2013

Table 16 - Flexible Floorspace sqm

| Flexible Space | Floorspace |
|----------------------|------------|
| B1, B2 and B8 | Nil |
| B1b, B1c, B2 and B8 | Nil |
| B1c and B8 | Nil |
| B1 and B8 | Nil |
| B1b and B1c | Nil |
| B1a | Nil |
| Total Flexible Space | Nil |

Source: Chelmsford City Council Development Management Records, 2013

Action

Chelmsford City Council undertakes 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.

Chelmsford City Council will carry out an annual field survey of land development within Chelmsford City and carry out analysis of the data collected. The current global economic downturn means that there has been a slowdown in employment floorspace delivered in recent years.

A further Employment Land Review is currently underway to ascertain any significant changes which may have occurred as well as assessing the current provision of Rural and City Centre employment sites, and the future need for such provision.

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.

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 the completed floorspace within employment areas that have been designated within the Chelmsford City Local Development Framework.
- 6.9 Table 17 identifies that 5.8% of all gross completed employment floorspace was within designated Employment Policy Areas.

Table 17 - Percentage of Gross Floorspace Developed in Employment Areas

| | Total Developed Floorspace (sq.m.) | Percentage of Total Gross Floorspace |
|--|------------------------------------|--------------------------------------|
| Gross Floorspace developed within Employment Areas | 472 | 5.8% |
| Total Gross Floorspace developed within Chelmsford | 8,100.5 | 100% |

Source: Chelmsford City Council Development Management Records, 2013

- 6.10 The following table identifies the breakdown of completed uses within the Employment Policy Areas. B2 floorspace, accounts for 62% of the total completed floorspace. B8 Floorspace accounted for the remaining 38% of all completed floorspace.

Table 18 - Employment Floorspace Developed by Type in Employment Areas

| Use Class | Floorspace (sq.m.) |
|--|--------------------|
| B1 | Nil |
| B2 | 294 |
| B8 | 178 |
| Flexible Floorspace between B1,B2 and B8 | Nil |
| A1 | Nil |
| Total | 472 |

Source: Chelmsford City Council Development Management Records, 2013

Action

Chelmsford City Council undertakes 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.

Chelmsford City Council will carry out an annual field survey of land development within Chelmsford City and carry out analysis of the data collected. The global economic downturn means that there has been a slowdown in employment floorspace delivered in recent years.

A further Employment Land Review is currently underway to ascertain any significant changes which may have occurred as well as assessing the provision of rural and City Centre employment sites, and the future need for such provision.

Core Indicator 8 - Amount of Floorspace Developed for Employment 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 I (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).
- 6.13 100% of the completed employment floorspace in Chelmsford City during 2012/13 was on previously developed land.

Source: Chelmsford City Council Development Management Records, 2013

Action

Chelmsford City Council undertook an Employment Land Review in 2006 to form part of the evidence base for the Core Strategy DPD. A further refresh of that was carried out in 2009. A new Employment Land Review is currently underway and is expected to be completed in 2014. 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.

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 31.03.13

(ii) Sites for which Planning Permission has been granted for Use Classes B1a, b, c, B2 and B8 at 31.03.13:

Table 19 – Gross floorspace for which Planning Permission has been granted for Use Classes B1a, b, c, B2 and B8

| Use Class | Area (sq m) |
|--------------------------|-------------|
| B1a | 6153.5 |
| Other B1 (split unknown) | 2703 |
| B2 | 449 |
| B8 | 1457 |
| B1 – B8 (Split Unknown) | 590 |
| Total | 11,352.5 |

Source: Chelmsford City Council Development Management Records, 2013

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 2012 and 2013 a total of 12,481sqm of employment floorspace was lost to non-employment uses:

Table 20 – Employment floorspace lost to other uses

| Use Class | Area (sq m) |
|-----------|-------------|
| A Classes | 419.23 |
| C Classes | 9,407 |
| D Classes | 2,654.9 |
| Total | 12,481 |

Source: Chelmsford City Council Development Management Records, 2013

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 is currently underway and is expected to be completed in 2014. 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.

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 2012 a total of 792 dwellings were allocated on employment land all of which have been constructed. This constitutes a loss of 18.74 hectares of employment land to housing. Between 1st April 2012 and 31st March 2013 1.1 ha of employment land was lost to residential development, creating 125 new dwellings, as shown in Table 19.

Table 21 - Employment Land Lost to Housing

| Site Location | Land Lost (ha) | Previous Use | Housing Completed 01.04.12 to 31.03.13 | Housing Not Completed at 31.03.13 |
|---|----------------|--|--|-----------------------------------|
| Travis Perkins, Navigation Road, Chelmsford, Essex, CM2 6NE | 0.42 | Redundant buildings at timber workers yard | nil | 48 |

| | | | | |
|--|------|------------------------------|-----|----|
| 9 Hall Street, Chelmsford, Essex, CM2 0HH | 0.38 | Former offices | nil | 9 |
| Marrable House, The Vineyards, Great Baddow, Chelmsford, Essex, CM2 7PE | 0.26 | Redundant office building | nil | 58 |
| 264 Baddow Road, Great Baddow, Chelmsford CM2 9QT | 0.01 | Builders office and yard | nil | 5 |
| Site At 86 High Street, Chelmsford, Essex | 0.02 | Vacant office building | nil | 3 |
| 15 to 17 Reeves Way, South Woodham Ferrers, Chelmsford, Essex CM3 5XF | 0.01 | Disused office | nil | 2 |

Source: Chelmsford City Council Development Management Records, 2013

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 is currently underway and is expected to be completed in 2014. 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.

7.0 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.

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 development.
- 7.3 Of the single-use non-residential developments completed during 2012/13, all were considered to be compliant with the parking standards.

Source: Chelmsford City Council Development Management Records, 2013

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 on-going.

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.

8.0 Open Space

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 ten Green Flag awards for fifteen of its parks. Three parks, Admirals Park, Tower Gardens and West Park, combine to form one award and Brookend Gardens and Chancellor Park combine to form another.
- 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.

Table 22 - Green Flag Awards

| Park With Green Flag Award | Hectares |
|--|---------------|
| Oaklands Park, Moulsham Street, Chelmsford | 4.8 |
| Boleyn Gardens and Beaulieu Park, Chelmsford | 3.3 |
| Admirals Park, Tower Gardens and the adjoining West Park, Chelmsford | 29.4 |
| Chelmer Park | 11.86 |
| Hylands Estate | 232 |
| Coronation Park | 5.72 |
| Compass Gardens and Saltcoats Park | 10.08 |
| Melbourne Park | 21.13 |
| Brook End Gardens and Chancellor Park | 8.11 |
| Central Park | 14.87 |
| Total | 341.27 |

Source: Chelmsford City Council Parks and Heritage Services, 2013

Future Proposals

- 8.7 For 2013/14 application submissions for Green Flag Status have been prepared and will be submitted by end of January 2014 for Chelmsford Cemetery & Crematorium; and Lionmede Recreation Ground.
- 8.8 Further applications for Melbourne Park & Andrews Park; Boleyn Garden's & Beaulieu Park; and Jubilee Park and Chelmer Park are planned to be submitted as joint applications (In effect adding Andrews, Jubilee and Beaulieu Park as joint submissions with existing Green Flag sites at Melbourne Park, Chelmer Park and Boleyn Gardens) in 2014/15.
- 8.9 Looking ahead to 2016 onwards, Applications for Springfield Hall Park, Springfield Green & Pollards Meadow (as a joint application) and Baddow Hall Park may be considered. Noakes Park & Baddow Hall Park could also be submitted in conjunction with Gt. 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.

9.0 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

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 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 23 - 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, 2013

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.

10.0 Biodiversity

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 24 - 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 | 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 | n/a |
| | Orchard | 82 | n/a |
| | Allotment / Horticulture | 47.1 | n/a |
| | 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.

10.8 There have been no such changes in the period 1st April 2012 to 31st March 2013.

Action

The Council will continue to ensure that its ecological assets are protected. A new habitat survey for Chelmsford City will be undertaken in 2014/15.

11.0 Renewable Energy

Core Indicator 16 - 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.

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.
- 11.2 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; and
 - take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
- 11.3 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.

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

Action

The City Council has incorporated standards for renewable energy systems in development within Policy DC24 of the Core Strategy and Development Control Policies DPD adopted (February 2008). This Policy has been 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.

12.0 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.
- 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 25a – Duty to Co-operate matters instigated by Chelmsford City Council

| Topic | Co-operated with | Timeframe |
|-------------------------|--|-------------------------------------|
| Focused Review Workshop | Uttlesford District Council Essex County Council Basildon Borough Council Braintree District Council Maldon District Council | 3 rd December 2012 |
| | | |
| | | |

Table 25b – Duty to Co-operate matters instigated by others

| Topic | Co-operated with | Timeframe |
|-------------------------------|--------------------------------|--------------------------------------|
| Epping Forest SCI | Epping Forest District Council | 12 th October 2012 |
| Brentwood Borough Council SCI | Brentwood Borough Council | 27 th November 2012 |
| Officers' Workshop | Maldon District Council | 1 st February 2013 |

Table 25c – Duty to Co-operate matters in collaboration with others

| Topic | Co-operated with | Timeframe |
|---|--|--------------------------------------|
| Gypsy and Traveller Accommodation Assessment (GTAA) | All Essex local planning authorities | December 2012 - on-going |
| Strategic Housing Market Assessment (SHMA) | Brentwood Borough Council Braintree District Council Colchester Borough Council Maldon District Council | January 2013 - on-going |
| Heart of Essex | Maldon District Council Brentwood Borough Council Essex County Council | May 2012 – on-going |
| Essex Planning Officers Association | All Essex local planning authorities Essex County Council Other invited public bodies | Standing item for quarterly meetings |
| A130 Strategic Corridor Meeting | Castle Point District Council Rochford District Council Basildon Borough Council | 23 rd November 2012 |
| London Plan Review Workshop | Greater London Authority | 22 nd March 2013 |

Annexes

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)

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 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)

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

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

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 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

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 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)

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 City business activity on road and rail networks.

Policy Target (CP26)

To promote business activity within the City

Output Indicators

None

Annex B – Monitoring of Core Output Indicators

Objectives

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

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

The strategic objectives set out in the adopted Chelmsford City Council's Core Strategy and Development Control Policies DPD are:

Managing Growth

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

The Strategic Objectives under this theme are:

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

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

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

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

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

Environmental Protection and Enhancement

Provides the environmental basis for all development – valuing natural and historic assets and ensuring change is sustainable and enhancing. This group

of objectives is linked to a range of development policies ensuring individual development acknowledges global impact.

The Strategic Objectives under this theme are:

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

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.

Economic Prosperity

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

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

The Strategic Objectives under this theme are:

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

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

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

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

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